

# 45 Walmsley Road, Bexhill, NSW 2480



## Lifestyle For Sale

Wednesday, 19 June 2024

45 Walmsley Road, Bexhill, NSW 2480

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Lifestyle



Troy MacRae  
0414867035



Jack Oates  
0429533940

**\$1,250,000-\$1,300,000**

A happy home for many years, this exceptional property has been lovingly cared for and is now ready for new owners. Nestled in the hills between Bexhill, Clunes and Eltham, and only 34km to the beaches of Byron Bay, you'll cherish all that this fantastic lifestyle has to offer. Overlooking the 6 acre property sits a spacious brick and tile home for the whole family to enjoy, with 5 large bedrooms, renovated ensuite, family bathroom with separate toilet and a generously sized kitchen that the home chef or busy household will love. Comfort is key, with a woodfired heater warming up the cosy lounge room accompanied by split system air-conditioning throughout the home. Outside, the excellently proportioned alfresco area provides the ideal setup to entertain guests, or the perfect spot to enjoy a morning cuppa overlooking the rural landscape. Extra features include 3.5kw solar, shed, chook house, veggie patch and fruit trees, upgraded septic system, ample water tanks and access to bore water - all there is left to do is move in and enjoy! Experience the wonder of living in this highly desired region and come and explore all that this property has to offer by arranging your inspection with Troy and Jack at Elders Alstonville today! \*Distances as per Google Maps