

**1840 Booral Road, Girvan, NSW, 2425**



**Rural For Sale**

Friday, 16 August 2024

1840 Booral Road, Girvan, NSW, 2425

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Rural**

## Picturesque Rural Escape

Welcome to 'Girvana'. Nestled within 15 acres of picturesque rolling countryside, this charming 3-bedroom cottage offers a perfect blend of tranquility and rustic elegance. Surrounded by lush greenery and gently undulating landscapes, the home exudes warmth and character, making it an idyllic retreat for those seeking a peaceful escape. With ample space both inside and out, this property is a rare find, offering not just a home, but a lifestyle that embraces the beauty of nature in all its glory.

### The Features:

- 3 bedroom home
- Built in's / WIR to 2 bedrooms
- Modern eat in kitchen
- Stunning bathroom complete with claw foot bath and a 4-person infrared sauna
- Air conditioning | Ceiling Fans to bedrooms
- Double glazed windows
- Half wrap around entertainers deck with amazing views
- Retreat space incorporated on rear side of shed
- Shed + additional garden sheds
- 6kw Solar system
- Healthy Dam
- Manicured lawns
- Above ground pool

### The Location:

- Approx. 8mins to Booral township
- Approx. 8mins to Booral Primary School
- Approx. 19mins to M1 Motorway (North) 25mins (South)
- Approx. 20mins to Stroud