



**SOLD**

## EASY COUNTRY LIFESTYLE...!

This 1.1HA property will delight you with its privacy, outlook, birdlife and wallabies! There is a lovely creek running through the property and if you cross over creek the owners have positioned a rustic wooden seat to enjoy the tranquillity.

Entry to this conveniently located property is on a private road with right of way and is just 2.7km to Bowraville and 9.9km to Macksville. Nambucca beaches are a very picturesque drive of 24km.

The brick/colorbond home was built by the current owners approximately 12 years ago and has been lovingly maintained.

The home has a lovely open floor plan with flowing living areas leading to the kitchen which is in excellent condition. The interior of the home is flooded with natural light and from every room you catch glimpses of the established gardens including raised vegie beds and citrus trees etc.

There are three large bedrooms, 2 with built in robes and the main with a large walk-in robe and ensuite. There is also a nook for an office.

Keep cosy and warm in winter with the wood fire and cool in summer on the wide decks. The rear deck is covered and the best place to spend lazy summer days enjoying the peace or entertaining.

The property includes a remote garage with internal access to the house + carport, a large shed at the rear of the property which has many power outlets plus drainage in place if a toilet/shower were to be installed. There is also a large carport attached to the shed and a separate concrete slab suitable for boat/van etc.

Water supply is not an issue with 3 x 5,000-gallon tanks – two at the house and one at the shed. With the school bus stop nearby, this is a great place for a family to grow, or for the keen gardener and bird lover, who just wants their own piece of heaven.

Features at a glimpse:

- 3 bedrooms
- 2 bathrooms
- 1.1 HA
- Further shedding

**3 BED | 2 BATH | 6 CAR**

**PRICE:**  
\$885,000

**OPEN FOR INSPECTION:**  
N/A



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**NOTES**

WEET AREAS TO COMPLY WITH BCA PART 3.8.1. BREAKDOWN TO COMPLY WITH AS 3100 AND BCA P. 3.3.  
ALL DOORS TO COMPLY WITH BCA PART 3.8.3.3. DAMPPROOF, H.P.S. AND SEALER 25mm CLEAR OF P.T.S.  
ALL EXTERNAL CONCRETE SLABS OR RAILING 75mm BELOW WEETHOLES.  
WHEN A DOOR SIZES NOMINAL ONLY, REFER TO WINDOW MANUFACTURERS SPECIFICATION.

**CONTRACT APPROVAL**

AS PER CONDITIONS OF CONTRACT THESE DRAWINGS ARE A PRELIMINARY REPRESENTATION OF WHAT IS TO BE BUILT AND FEELS NOT SHOWN ON THIS DOCUMENT. NO MODIFICATION ARE DEEMED NOT TO BE PART OF THE CONTRACT.

I/WE APPROVE THESE DRAWINGS CORRECT AS PER CONTRACT.  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**AMENDMENTS**

NO.	DATE	DESCRIPTION

**CLIENT**

Mr. C D'Elboux & Ms. J Standfield

**ADDRESS**

Lot 12 DP 1082515, 15  
Kingfisher Ave, Bowraville

**HOUSE TYPE**

Brick-Veneer Dwelling

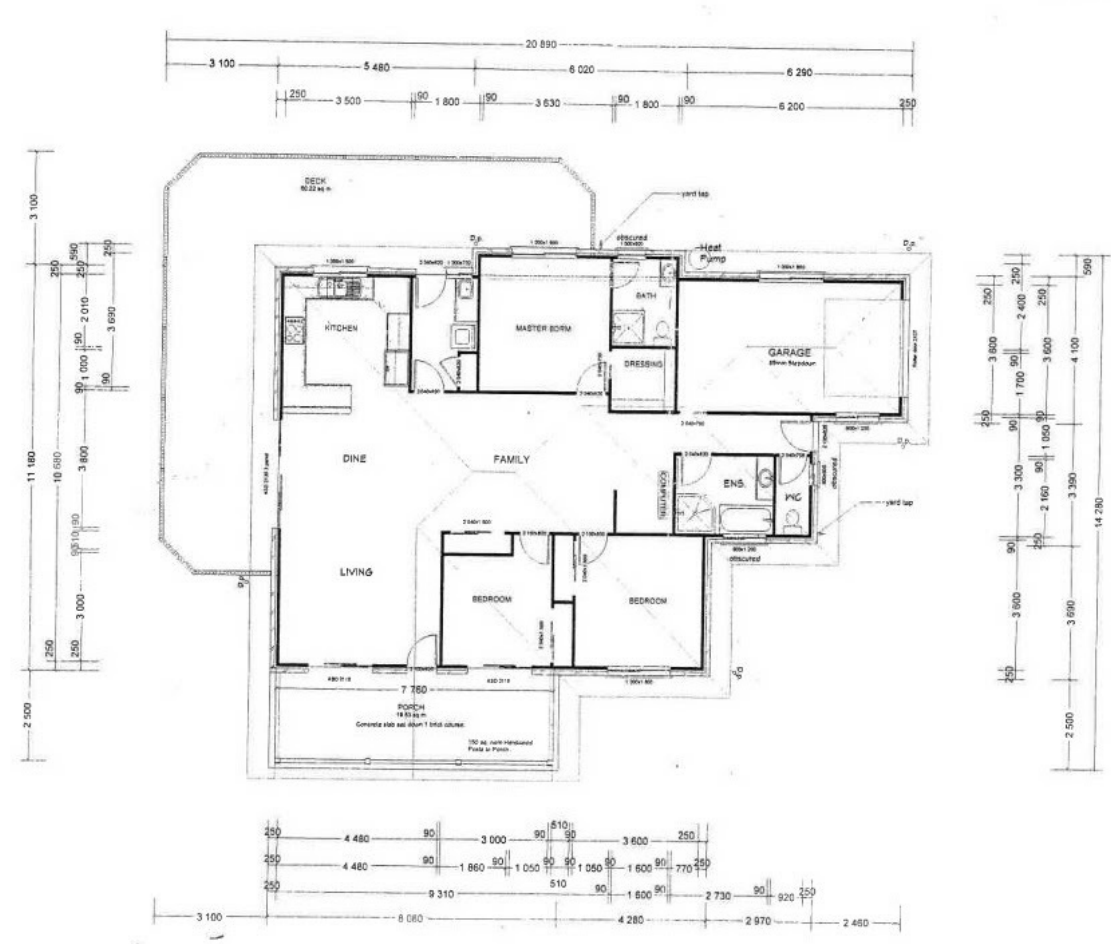
DRAWN: **ak** DATE: **13/08/09**

SCALE: **NOTE**

AS SHOWN: **DO NOT SCALE DIMENSIONS TO BE PRECISE**

SHEET: **WD1** JOB NUMBER: **D'Elboux/Standfield09**

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FLOORPLAN scale 1:100

JS CD

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.