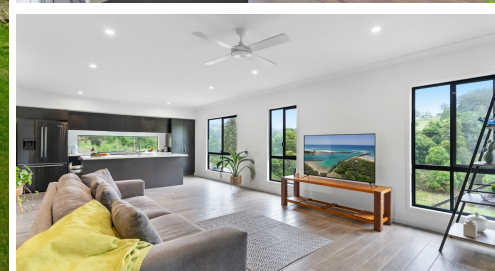


1 SAWYERS AVENUE, GOONELLABAH, NSW, 2480



# FOR SALE

## SOLD BY ROBYN HUNT REAL ESTATE

Welcome... to #1 Sawyers Ave, where uninterrupted rural views are the showstopper of this brilliantly designed 4 bedroom home. From the moment you walk in, and discover the view perfectly accentuated by 90-degree glass sliding doors, you can feel this is a very special property indeed.

Set on a generous 863m2 block this quality Stroud Home is just 2 years young and instantly gives a sense of soothing calm and tranquility. Strategically positioned to soak in the north-facing views the spacious, open plan kitchen, living and dining areas are adjacent to the private indoor/outdoor covered entertaining deck and feature decadent, yet practical, timber-look tiles.

Meal preparation is a breeze in the well-appointed kitchen with stone benchtops, gas cooktop, dishwasher and an extra large fridge space already has plumbing in place.

The main bedroom suite is generously proportioned and has been thoughtfully crafted to allow you to take in the views without getting out of bed. Serviced by a stunning large ensuite with double vanity, and a walk-in wardrobe, indulgence is key here.

The rear yard backs onto scenic farmland and is a blank canvas just waiting for new owners to be as creative as they desire. There's plenty of room here for pets to play, veggie beds to have the ideal sunny aspect, and/or a swimming pool for summer fun.

Located just an easy drive to the shopping centres and schools of Goonellabah, and on the edge of a new, family friendly estate, properties with outlooks like this are a rarity.

This stunning house is a beautiful place to call home. Don't let this chance slip away. Contact Robyn Hunt today on 0448 448 758 to find out more and arrange your inspection.

\*\*\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$749,000

OPEN FOR INSPECTION:  
N/A



**Robyn Hunt**  
**0448448758**  
robyn@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 1 Sawyers Avenue, Goonellabah



4



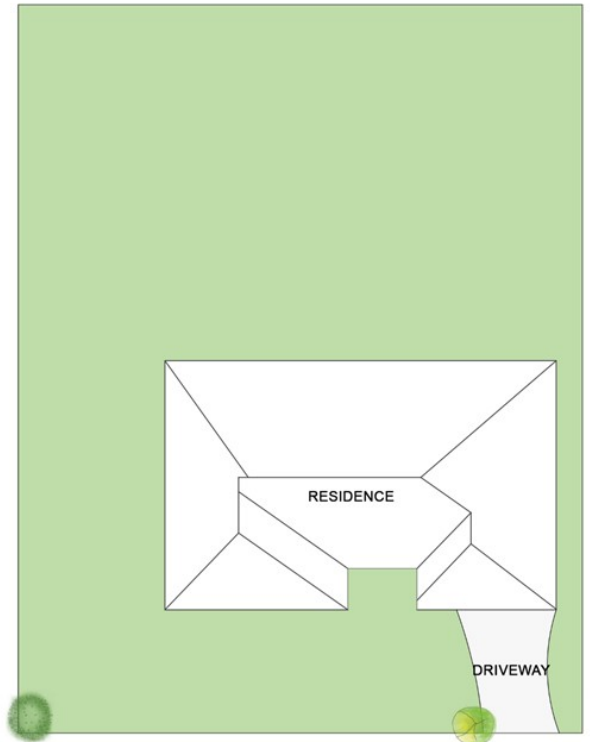
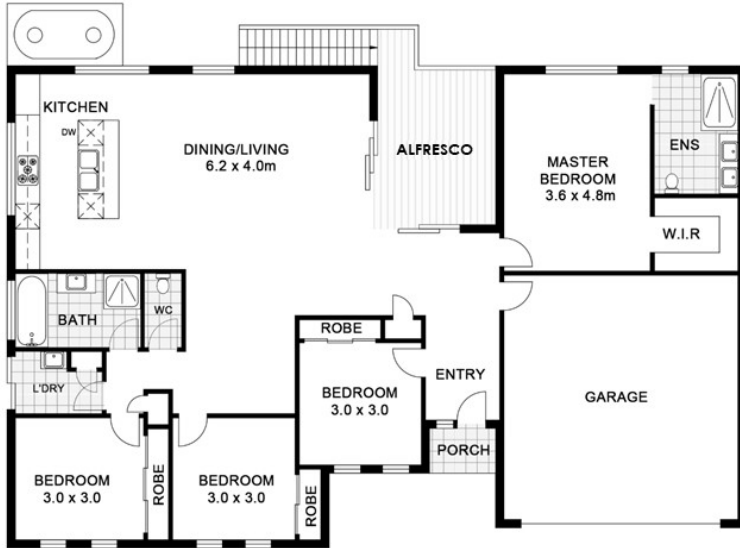
2



2

## APPROXIMATE AREAS

INTERNAL: 180m<sup>2</sup>  
EXTERNAL: 16m<sup>2</sup>



SITE PLAN  
(NOT TO SCALE)

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.