

FOR SALE

Cappello & Co

59 SIMMS ROAD, BEELBANGERA, NSW, 2680 Property

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PEACEFUL SANCTUARY WITH TOWN PROXIMITY

In the heart of a sprawling 16.50 ha (approx.) farm lies a sophisticated single-level Colonial-style residence, just a short 12-15 minute drive from Banna Avenue. Secluded on its own allotment, this peaceful sanctuary offers a captivating blend of elegance and tranquillity, all inspired by and seamlessly integrated with the beauty of the surrounding natural landscape, perfect for families seeking a treechange with desirable town proximity.

The home is designed around three central bedrooms and a bathroom, flanked by sunroom-inspired living and dining spaces, with walls of windows that offer striking views of the natural landscape. In the kitchen, updated appliances and jarrah bench tops provide a sleek, modern contrast to the traditional elegance of the home, complementing jarrah hardwood floors, double brick build with a mix of internal skinned walls and open fireplaces throughout. Three living rooms include the sunroom, formal lounge (or fourth bedroom) and living zone to the rear, all unique in their outlooks and separate for family harmony.

A full-width verandah stretches to the north, offering a serene vantage point over the property and the lush, established gardens. Mature trees encircle the home, their foliage changing with the seasons and adding a dynamic beauty to the scene. Warm and endearing, this home is perfect for those longing for a place to truly call home; set on a farm rich with fertile soil ideal for fruit trees and produce, all just a convenient 10-minute drive to Griffith, providing a peaceful rural retreat without sacrificing proximity to town amenities.

For a private inspection contact Gavin Cappello or please see scheduled open house times.

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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