

25 IRONBARK PLACE, NAUGHTONS GAP, NSW, 2470



FOR SALE

IMPRESSIVE FAMILY HOME WITH STUNNING OUTDOOR LIVING

Welcome to 25 Ironbark Place, Naughtons Gap, this 1.1 ha property has the perfect blend of modern living and country charm with this beautifully designed four-bedroom home including a separate office. With a well-thought-out open-plan layout, this property is ideal for families, entertainers, or those looking for extra space.

The spacious kitchen is a chef's dream, featuring a walk-through pantry, gas cook top, electric fan forced oven and dishwasher, making meal prep a breeze. Flowing seamlessly from the kitchen, the dining and lounge areas open through corner sliding glass doors to a large covered outdoor deck, offering breathtaking views of the property, perfect for entertaining or unwinding in the fresh air.

Inside, enjoy year-round comfort with ducted air conditioning throughout. The four generous bedrooms include a master suite with a walk-through robe and ensuite, ensuring a private retreat for the homeowners. A second bathroom and powder room are located conveniently to the three bedrooms. The home is tiled throughout for easy maintenance, with carpet in the bedrooms for added comfort. A separate media or games room provides the perfect space for a pool table or a quiet escape for movie nights.

Outside, you can enjoy the easy-care, established gardens. The property boasts an insulated three-bay Colorbond shed with an additional self-contained living area, complete with a kitchenette and bathroom.

Sustainability is key, with an impressive 10kW solar system featuring 42 solar panels, an 80,000-litre water tank. Included with this property are 2 TV's and 2 fridges.

This property is situated in a great area and is approximately 30 minutes to Kyogle, 25 minutes to Lismore and 10 minutes to Casino.

Property Features:

- Four generous bedrooms, main with walk-through robe and ensuite
- Spacious kitchen with walk-through pantry, gas cooktop, and dishwasher
- Ducted air conditioning throughout for year-round comfort
- Separate media room for entertainment or relaxation
- Large deck with stunning property views, perfect for entertaining
- Insulated three-bay Colorbond shed with kitchenette, and bathroom
- 10kW solar system with 42 solar panels for energy efficiency
- 80,000-litre water tank to support sustainable living
- Chicken coop is located on the property and a dam for extra water.

4 BED | 2 BATH | 4 CAR

PRICE:
\$1,600,000

OPEN FOR INSPECTION:
N/A



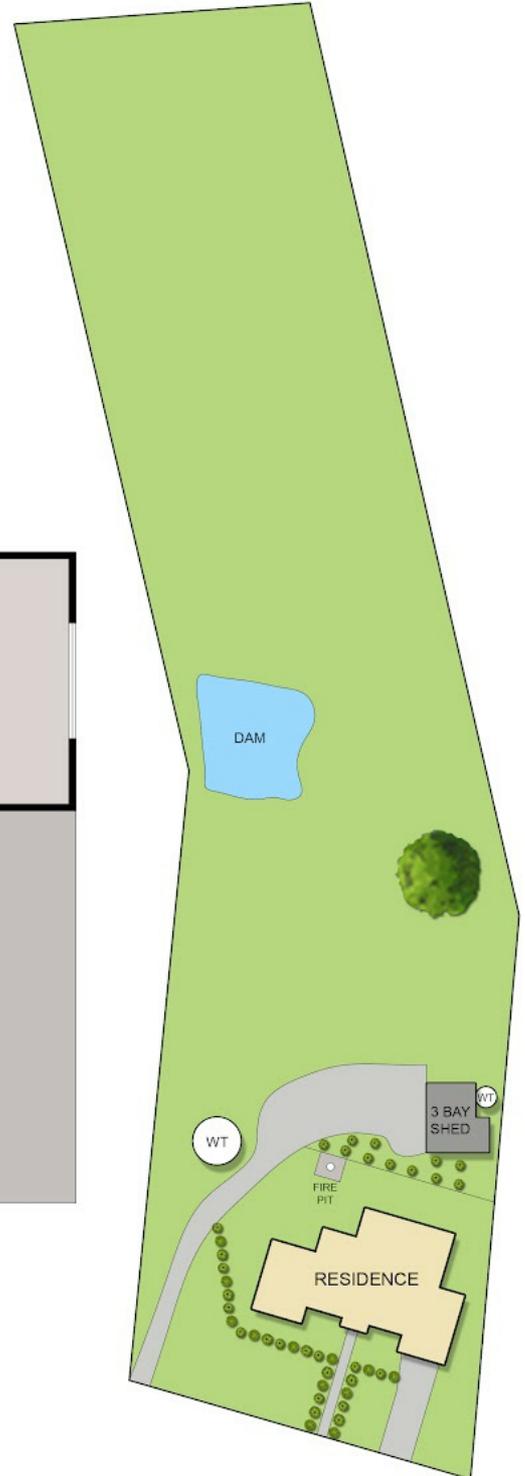
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FLOOR PLAN



SITE PLAN

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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