20 YARAD PLACE, BOAMBEE, NSW, 2450









SOLD

UNIQUE PRIVATE ACREAGE

If you're seeking the tranquillity of rural living close to all the major facilities that Coffs Harbour has to offer, then it's hard to go past the picturesque Middle Boambee Valley.
Throw in a usable 8289m2 of gently sloping land located at the end of a peaceful cul-de-sac and you have all the ingredients to enjoy a country lifestyle in almost total privacy.
With the neighbours out of sight and most of the land cleared but with strategically placed trees, established orchard, a nice area of bush and creek to the rear, this could be a real sanctuary for both family and furry friends with plenty of space for a pony or two.
The country style 4-bedroom, 2-bathroom home is ideally positioned to create seclusion to the inground pool but also to enjoy a view of the whole property from both inside and while relaxing on the wide rear veranda.
With raked timbered ceilings, polished timber floors and highlight windows, the unique split-level design provides plenty of character with good separation of living areas and bedrooms while the modernized kitchen acts as the hub of the home providing the ideal gathering spot for family and friends. There are air conditioners in place for summer and a cosy combustion fire to warm you in winter.
There's side access and plenty of hard-stand parking for boats and vans and an additional double garage is positioned away from the main residence ideal for a workshop, tradies tools or a home business.
Add in the potential of constructing a secondary dwelling and this peaceful setting could also provide accommodation for extended family and friends. (Subject to necessary Council approvals)

The Middle Boambee Valley is tightly held and a property which offers peace and quiet, excellent areas to walk, a stroll to the local primary school and over two acres of usable land, is certainly a rarity.

Additional Features
• Concrete inground saltwater pool
• Brand new 900mm dual fuel Smeg Cooker
• Brand new Bosch Dishwasher
• Ensuite to master bedroom
• Fans and built-ins to all bedrooms
• Modernised main bathroom
• Large utility/laundry room

4 BED | 2 BATH | 4 CAR

PRICE:
$1,400,000

OPEN FOR INSPECTION:
N/A



Rex Patterson
0414825744
rex.patterson@atrealty.com.au
www.atrealty.com.au



FLOOR PLAN

SUPERIOR PROPERTY

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

20 Yarad Place Boambee

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.

Rex Patterson
0414825744
rex.patterson@atrealty.com.au
www.atrealty.com.au

DAVE TOMPKINS REAL ESTATE | @realty