

# FOR SALE

## WINDOW SEAT TO A LIFE OF LEISURE

Welcome to a home that perfectly blends comfort, nature, and lifestyle. Set on 1.17 hectares of tranquil countryside, this beautifully presented four-bedroom, two-bathroom property offers space, style, and serenity in equal measure.

From the moment you arrive, you'll feel an immediate sense of calm, the gentle sound of the creek flowing beside the property, the glisten of the in-ground saltwater pool, and the leafy backdrop that makes everyday feel like a retreat.

Inside, you'll discover modern living at its best. A stunning kitchen with quality finishes and generous bench space flows effortlessly into light-filled living areas.

The master suite is a private haven, complete with a walk-in robe, modern ensuite, and a charming window seat, the perfect spot to curl up with a book and take in the peaceful outlook.

There's also a study or home office, ideal for remote work or creative pursuits.

Practicality hasn't been forgotten, the home offers a drive-through garage plus a double carport, providing parking for up to six vehicles. Features include a fully fenced backyard, town water, an additional water tank, plus a spring fed dam and to keep those energy bills down there is a 9kW solar system.

WANT MORE... for the golf enthusiast, your own private little fairway awaits you!

Located just minutes from Macksville and only a short drive to the picturesque Gumma Reserve, a local favourite for fishing, boating, and riverside picnics, this property captures the best of coastal country living. Launch your boat and cruise to Nambucca Heads or Scotts Head, or simply relax at home surrounded by natural beauty.

To book a private inspection, call Jennifer on 0409 765 032 today!

4 BED | 2 BATH | 6 CAR

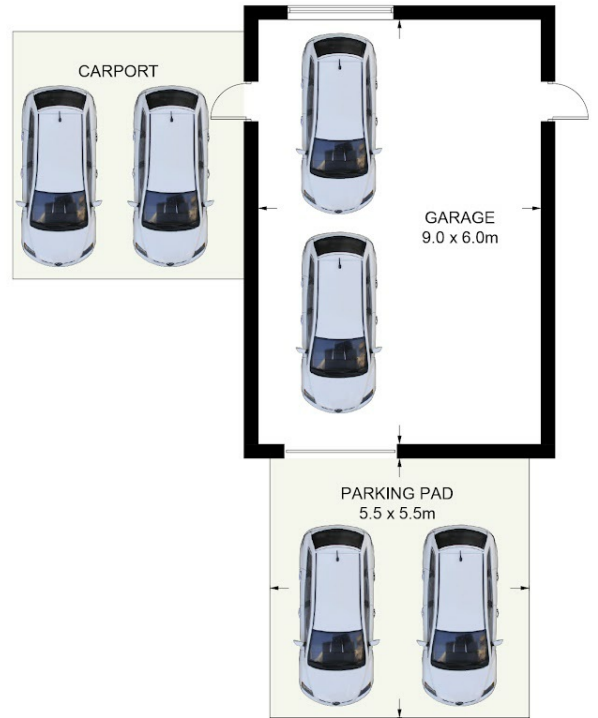
PRICE:  
\$1,130,000

OPEN FOR INSPECTION:  
N/A



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Approximate Gross Internal Area = 204 sq m  
Gross External Area = 80 sq m



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**40 Waterford Drive, Gumma, NSW 2447**

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

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.

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