396 JONES ROAD, BYABARRA, NSW, 2446









FOR SALE

IMMACULATE COUNTRY RESIDENCE - MULTI-GENERATIONAL LIVING & HORSE FACILITIES!

Peaceful, private and beautifully maintained, 396 Jones Road, Byabarra presents an immaculate country residence surrounded by wide wraparound verandahs and set amongst approximately 12.19 hectares (30 acres) of picturesque, undulating countryside.

Held by the same owners for an incredible 37 years and offered to the market for the first time, this is a property with a wonderful story. Surrounded by established gardens and natural countryside, abundant birdlife and native wildlife add to the wonderful sense of peace and connection with nature.

The residence was relocated to the property in 1989 and comprehensively rebuilt from top to bottom to a very high standard, including new floors, windows, doors, plasterboard, kitchen, bathrooms and extensive further works. Meticulously maintained ever since, the care and pride invested in this beautiful home are evident throughout.

Positioned high on the property and well above flood level, the residence enjoys a peaceful rural outlook and wonderful privacy. With approximately 1km of frontage and RU2 zoning, there is plenty of space to embrace the country lifestyle.

Immaculate Country Living - Wide wraparound verandahs embrace the home, providing numerous places to sit, entertain or simply enjoy the tranquillity and surrounding countryside.

Inside, polished timber floors and warm timber detailing create an inviting country feel. The spacious timber kitchen offers extensive cabinetry, excellent bench and storage space and a dishwasher, adjoining a separate dining area and generous living spaces.

The main residence offers four bedrooms – three upstairs and one downstairs – along with well-appointed bathrooms, including a main bathroom with spa bath and double vanity. Reverse-cycle air conditioning, ceiling fans and wool insulation to the walls and ceiling provide year-round comfort.

Exceptional Multi-Generational Living Potential - Downstairs provides a distinct additional living zone comprising the fourth bedroom, spacious open-plan living area, wet bar and its own

4 BED | 3 BATH | 5 CAR

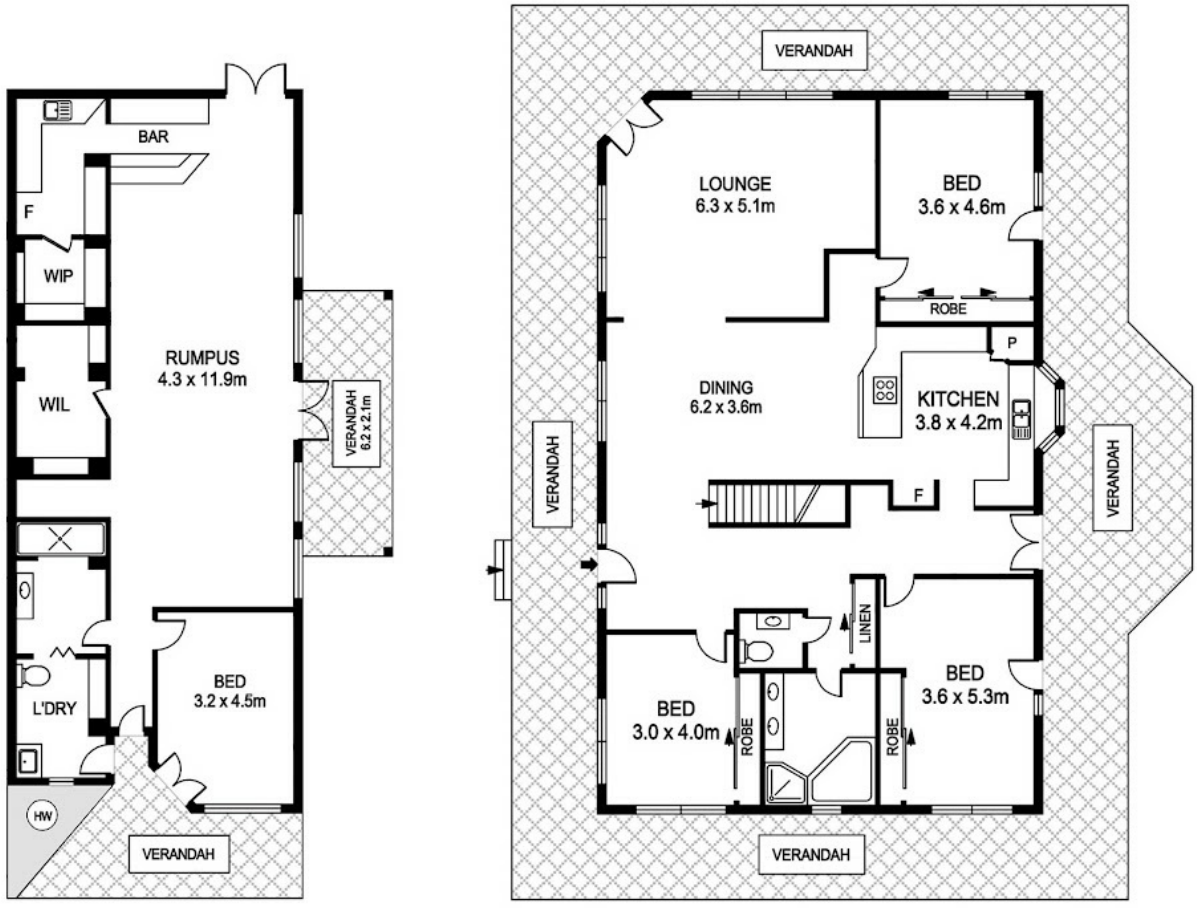
PRICE:
$1,399,000

OPEN FOR INSPECTION:
N/A



Jenny Magill
0490403051
jenny@magillcountryrealestate.com.au
magillcountryrealestate.com.au





LOWER FLOOR : 132.0m²
UPPER FLOOR : 164.5m²

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.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

Jenny Magill
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jenny@magillcountryrealestate.com.au
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