

Sold



22 Yarran Rd, Boydtown



## THIRTY ACRES - TWO HOMES - ONE STUNNING LOCATION

Architecturally designed, master built 3 bedroom residence all on one level plus a second charming 3 bedroom home on 30 acres providing the utmost privacy, stunning ocean views and mountain vistas accessed on sealed roads all the way to the front doors.

The main residence is carefully designed to maximize the beautiful views and thoughtfully built to accommodate the changing seasons. Generous front and back paved decks give a homestead feel capturing the warmth of the sun, ocean breezes and views all round with open plan living and high ceilings. The living area frames the ocean perfectly through "Comfort Plus" windows providing insulation plus two reverse cycle air conditioners and a large ducted wood heater ensure perfect temperatures all year round. The huge kitchen features granite bench tops and all-Miele appliances including twin ovens, range hood, 80cm induction cooktop and integrated dishwasher. The breakfast bar and ample storage will be a chef's delight. The living, dining and kitchen areas flow through to an extra large family room, currently a pool room and office but could easily be converted to a 4<sup>th</sup> bedroom and still have a separate office.

Every room has grand proportions with each bedroom having built in robes and the master includes a walk-in robe and beautiful ensuite and both bathrooms built with under-tile heating. Great storage in the large laundry and throughout the home. Clever features include a fully sealed lock box for firewood that can be loaded from the outside, then used on the inside.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	423
<b>Land Area</b>	30.00 ac

### Agent Details

Grant Holman - 0409 623 521

### Office Details

Eden  
Shop 2, 126-128 Imlay Street Eden  
NSW 2551 Australia  
02 6496 4101



The bridge timbers, stonework and landscaping around the home all add to the character of this amazing property that has to be seen to be fully appreciated.

The second 3 bedroom home is charming and comfortable in design with good sized rooms, wood heater, reverse cycle air conditioner and a covered veranda out front with ocean views to take your breath away. Fully set-up for holiday rental, everything is included to make an immediate income if desired. Positioned to not impact on the main residence and retain privacy. Would also suit as a parents' retreat or permanent home.

The property would not be complete without a shed to beat all sheds. An 18m X 12m colorbond shed with drive-through roller doors is the perfect addition and contains yet another bathroom. Big enough to fit cars, boats, caravans and a lot more!

Need more entertainment area? The huge gazebo could accommodate 30 people under roof and is surrounded by level lawn. In fact, the whole area around the main residence, shed and gazebo is almost level atop Boydtown Hill with nothing but trees, mountains and sky blue horizons to see.

Town water and a huge underground water tank is an unbelievable bonus! All this is less than an 8min drive to town and 2min drive to Boydtown Beach.

Want to know more? Then make an appointment for a private inspection today.

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