



22 Yarran Road, Boydtown Via, Eden



## 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.

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<b>Price</b>	\$1,485,000
<b>Property Type</b>	Residential
<b>Property ID</b>	427
<b>Land Area</b>	30.00 ac

### Agent Details

Grant Holman - 0409 623 521

### Office Details

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