



## 274 Burragan Road, COUTTS CROSSING, NSW 2460

### Acreage Living at Its Best – First Time on the Market

First time offered to the market since its construction in approximately 2004, 274 Burragan Road presents a rare opportunity to secure an established lifestyle property on approximately 4.07 hectares (10 acres) in the peaceful surrounds of Coutts Crossing.

Privately positioned amongst established native trees and open lawns, this well-maintained residence offers the perfect balance of space, comfort and practicality. Whether you're seeking room for a growing family, space for vehicles and equipment, or simply a quieter way of life, this property delivers on every front.

The spacious brick home has been thoughtfully designed for family living, featuring multiple living areas and a practical floorplan that provides separation between the master suite and additional bedrooms. Large windows throughout capture natural light and frame picturesque views across the surrounding grounds and bushland.

At the heart of the home is a generous kitchen complete with ample storage, quality appliances and excellent bench space, overlooking the open-plan living and dining areas. Flowing seamlessly outdoors, the expansive covered entertaining area provides the ideal setting for family gatherings, weekend barbecues and relaxed afternoons

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 133P0297

**SALE DETAILS**

[Expressions of Interest](#)

**CONTACT DETAILS**

**Elders Real Estate Grafton**

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**Benny Holder**

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overlooking the pool.

The master bedroom enjoys the privacy of its own wing, complete with a walk-in robe and ensuite. Three additional bedrooms are serviced by a well-appointed family bathroom, making the home perfectly suited to families of all sizes.

Outside is where this property truly shines. The sparkling in-ground swimming pool is surrounded by established tropical gardens, creating a private oasis to enjoy throughout the warmer months. Nearby, the substantial shed provides excellent storage for vehicles, machinery, boats or caravans, while the surrounding acreage offers endless space for recreation, hobby farming or simply enjoying the peace and privacy of rural living.

Adding further appeal are solar panels, multiple water tanks, established grounds and ample room to expand or further enhance the property to suit your needs.

Located within easy reach of Coutts Crossing village amenities and approximately 20 minutes from Grafton, this is a property that combines the tranquillity of country living with everyday convenience.

Properties of this calibre, offered for the first time since they were built, are becoming increasingly difficult to find. 274 Burragan Road represents an outstanding opportunity to secure your own slice of the Clarence Valley lifestyle.

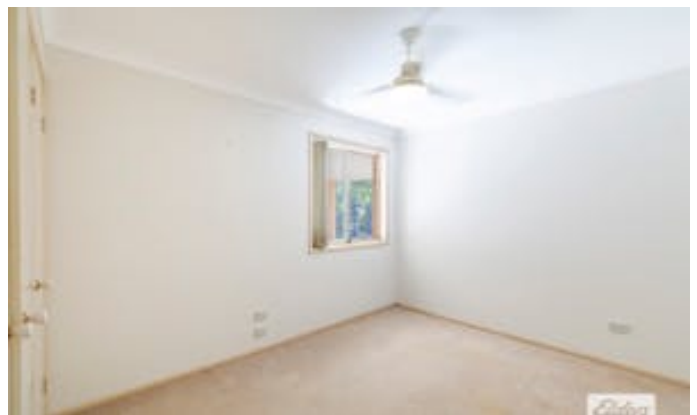
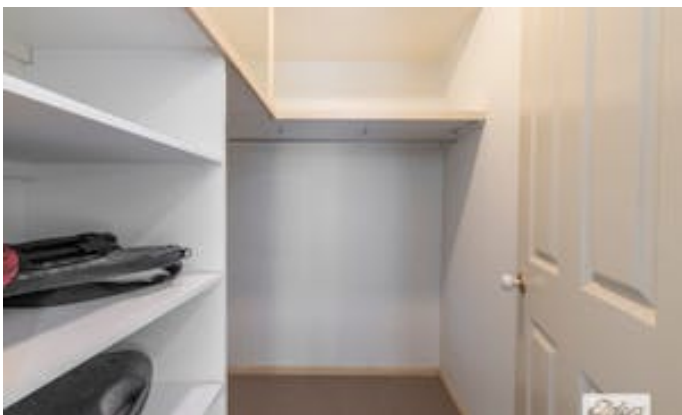
Contact Benny Holder and the team at Elders Real Estate Clarence Valley 0491 616 380.

Benny Holder Licence No. 20312246

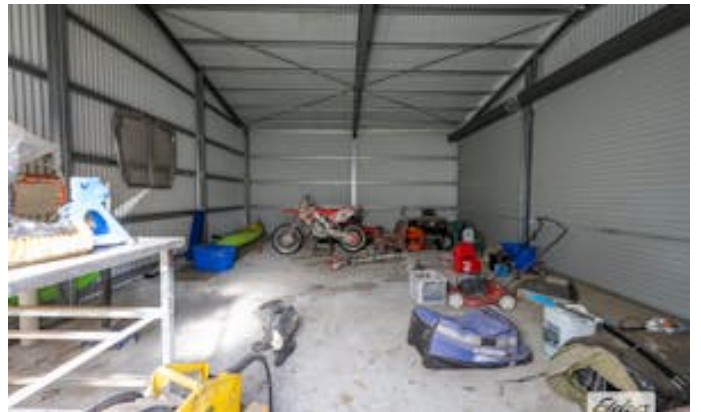
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- Land Area 4.07 hectares
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5









274 Burragan Road  
Coutts Crossing

