



32 Braemar Place, URLIUP, NSW 2484

Absolute Rural Haven

This picturesque rural sanctuary set in a highly sought-after enclave of Urliup is waiting to be discovered. From the moment you enter the property you instantly feel at peace, captivated by your surrounds, the sounds of nature and all its beauty. Resting on a versatile 5.5-acre parcel of land, which includes meandering creek with adjoining flats, botanic-style gardens, rainforest nature trails and your very own fruit orchard. With beautiful expansive hinterland views, including majestic Mt Wollumbin, this prime land and spacious residence is a rare find.

Features of the residence include:

• Four generous bedrooms including the large master suite with ensuite and walk-in robe

• The main bathroom services the other bedrooms with separate powder room

• Two living areas with central fireplace

• New Guinea rosewood kitchen with new appliances including integrated Bosch D/W, Westinghouse double wall oven and 900mm induction cooktop, granite bench tops and splashbacks, walk-in pantry, and plumbed refrigeration

TYPE: Sold

INTERNET ID: 71P0877

SALE DETAILS

\$2,150,000

CONTACT DETAILS

Tweed Valley & Coolangatta

1/36-42 Main Street & 3/70 Griffith Street
Murwillumbah & Coolangatta, NSW/QLD
02 5602 2950

Kristie Hoffman

0427 328 764

• Newly plastered walls and cornices complement the new skirting boards, architraves, internal doors, and hardware, freshly painted inside and out

• Separate laundry

• Beautiful saltwater pool and adjoining pavilion with built-in kitchen taking in breathtaking views

• Other features include 2.9m ceilings, bull-nose wrap around verandahs, cedar french doors connect to the verandah from all rooms, reverse cycle,

fully-ducted air conditioning throughout, and new carpet in bedrooms

• Double garage

• 5kw solar panel system

Features of the property include:

• Water storage from 50000 litre tank plus bore water and installed irrigation

• A variety of established fruit trees include orange, mandarin, lemons, olives, lychee and mango with raised vegetable beds

• Approximately 2 acres of manicured flat land with surrounding permanent Pipeclay Creek

• Walking paths meander through the property including tranquil rainforest walk with plenty of spots to sit and reflect

• Garden sheds, open shelters, and picnic shelter near the creek

• School bus stop just down the road

In an extremely desirable and convenient location, it is only 4.7km to Murwillumbah, 18km to Gold Coast International Airport and 19km to Kingscliff with the new Tweed Valley Hospital due for completion in 2023. With such a diversity of usable land, stunning views and all the hard work done, this property ticks all the boxes for the idyllic country lifestyle yet so close to all amenities.

This property must be seen to truly appreciate all it has to offer.

Kristie Hoffman 0427328764 ~ Proudly representing the sale of this property.

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. Elders Tweed Valley and its staff will not be held responsible for any act or omission arising from the accuracy of such material.

We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Other features: Area Views

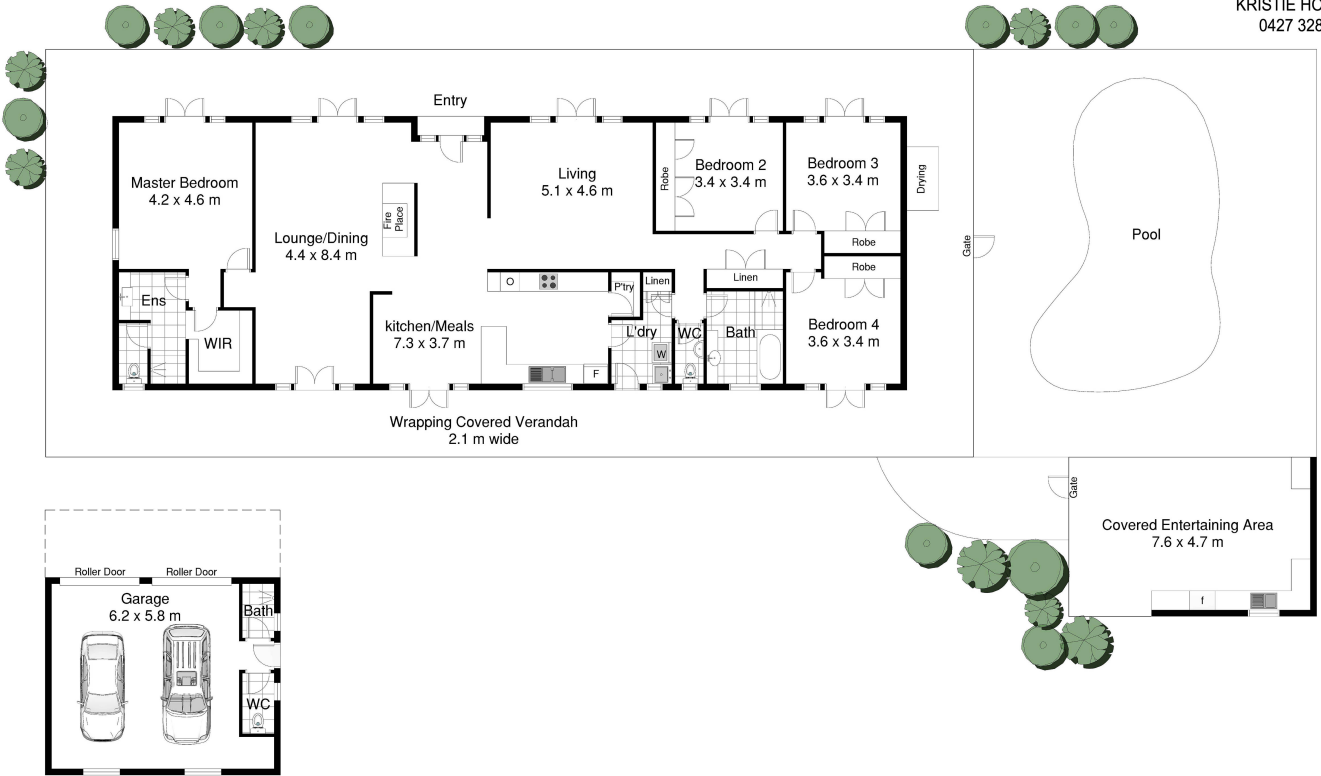
- Land Area 2.26 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite











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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INTERNAL : 214 SQ.M.
EXTERNAL : 196 SQ.M.
GARAGE : 41 SQ.M.



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