



## 241 Burringbar Road, BURRENBAR, NSW 2483

### The Ultimate Rural Haven

Set across 2.7 hectares of lush, usable land, this exceptional property presents a superb opportunity for horse enthusiasts, hobby farmers, and agistment prospects, perfectly blending comfort with a desirable rural lifestyle. The single level, comfortable four-bedroom residence has been totally reconfigured with modern updates and expansive outdoor decks to embrace the surrounding landscape. Bordering Burringbar Creek supplies beautiful swimming holes, and with the Northern Rivers Rail Trail literally across the road, this property truly ticks all the boxes for an exemplary and opportunist country lifestyle.

Features of the property include:

- Four bedrooms including the main with walk-in robe and second bedroom with en-suite
- Large main bathroom with claw-foot bath
- Country style kitchen boasts solid Tasmanian Oak benchtops, Fisher and Paykel appliances include double dish drawers, corner pantry, soft-close drawers, and breakfast bar

**TYPE:** For Sale

**INTERNET ID:** 71P1626

**SALE DETAILS**

**\$1,850,000**

**CONTACT DETAILS**

**Tweed Valley & Coolangatta**

1/36-42 Main Street & 3/70  
Griffith Street  
Murwillumbah &  
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02 5602 2950

**Kristie Hoffman**

0427 328 764

- Light-filled living and dining with combustion heater
- Separate laundry
- Freshly painted throughout with stylish timber laminate flooring
- Approx. 150sqm of decking envelop the home and offer multiple spots to relax, entertain, and take in scenic surrounds
- 265m of new boundary fencing
- 6 x 9m garage/work shed
- 20 000 ltr water tank with pump to supplement from the creek when needed
- 13kw solar panel system
- The home is surrounded by beautiful, manicured lawns with an array of fruit trees, established gardens, dedicated fire pit area, and chicken coop

Located in the highly sought-after northern hinterland of the North Byron region and only 1.5 km to the village centre, Burringbar has fast become a popular area with hand-crafted cheese from local dairy farms, laden roadside fruit stalls, freshly brewed coffee from freshly brewed coffee from Pour Good Cafe. Only 13 minutes to the pristine shores of Wooyung Beach and 19 minutes to Pottsville, this truly is a rare opportunity to secure a prime parcel of land in such a magnificent location.

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

Disclaimer:

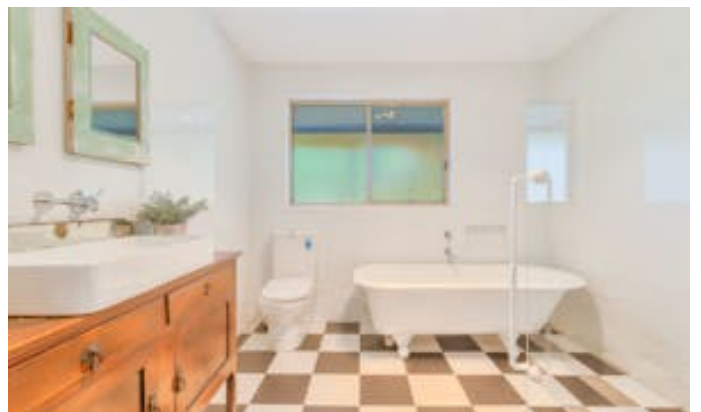
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We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Other features: Close to Schools, Close to Shops

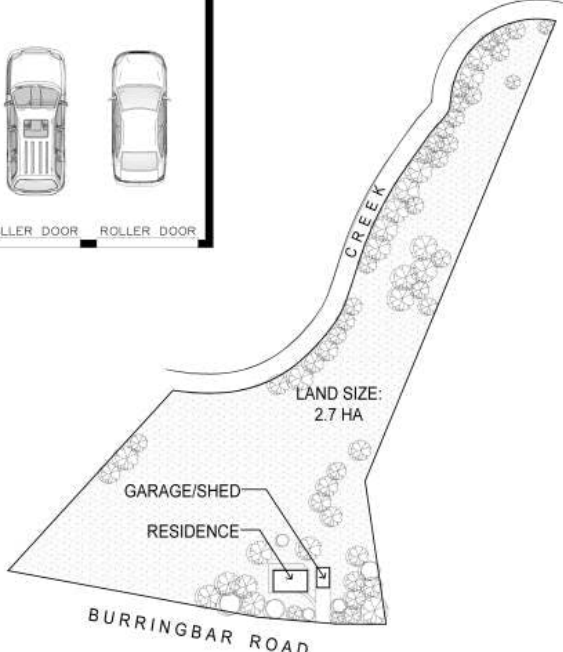
- Land Area 2.99 hectares
- Bedrooms: 4
- Bathrooms: 2
- Double garage











**SITE PLAN**



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	: 133 SQ.M.
EXTERNAL	: 154 SQ.M.
GARAGE	: 54 SQ.M.



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