



## 23 Seaton Park Close, CUNDLETOWN, NSW 2430

### A TERRIFIC LIFESTYLE IS GUARANTEED

Located in one of the Manning Valley's most sought after semi-rural areas this spotlessly presented family home sits proudly on 2.4 Acres (1 HA) of ground and gives your family miles of space for the kids to get outdoors more often and enjoy their pets, bikes and maybe even some chickens.

Active retirees should also take notice of this attractive property if they are looking for peace and quiet along with excellent shedding for vehicles and maybe a caravan or boat.

#### Features:-

Spacious four bedroom family size home with most areas being constructed of double brick. No expense was spared here when this home was constructed.

Generous main lounge room with miles of wall space for even larger furniture.

Air conditioned meals area adjacent the large kitchen which offers a dishwasher, double sink, newer under bench oven and ceramic cooktop.

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:** 93P2287

#### SALE DETAILS

**\$979,900**

#### CONTACT DETAILS

**Troy Loretan**  
0400 530 269

An extra living space is well positioned to the kitchen / meals area making for a media or family room.

Master bedroom has a split system air conditioner, ceiling fan, walk in robe and ensuite.

Bedrooms two and three also have ceiling fans and fitted robes.

Bedroom four is a versatile space that could also act as a large home office etc.

High ceilings run through the entire home providing a light airy feel to the home.

A fully covered outdoor living area provides another living space and is perfect for year round enjoyment.

Two car garage with auto door openers attached to the home.

Large solar panel system with a quality 10 kilowatt battery storage system. The current owners do not pay power bills!

Additional shedding consists of a large high roofed Colorbond shed which has been purpose built to suit a motorhome, caravan or large boat. Measuring approx 8 metres deep x 4.2 metres wide with a 3 metre high door opening.

The second Colorbond shed will easily accommodate two more vehicles and still have loads of space for a workshop. To the side of this shed is a 10 metre long carport / awning which again offers heaps of undercover storage for cars, equipment etc. Power is connected to all shedding.

Rainwater tanks provide water to areas of the home to again reduce living costs. Town water is also connected along with NBN Internet.

A large variety of established fruit trees and ornamental gardens cap off a stunning small acreage property.

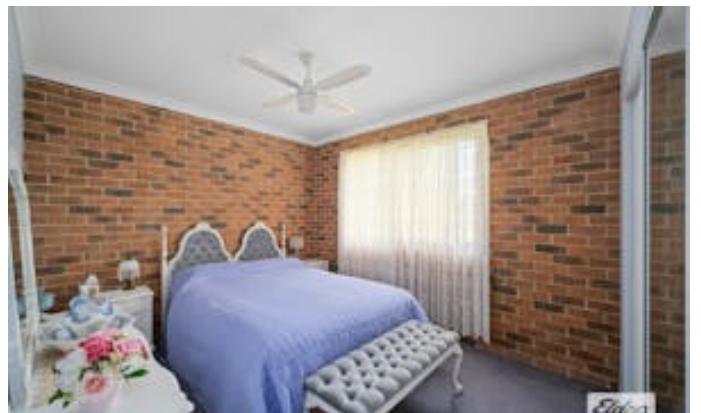
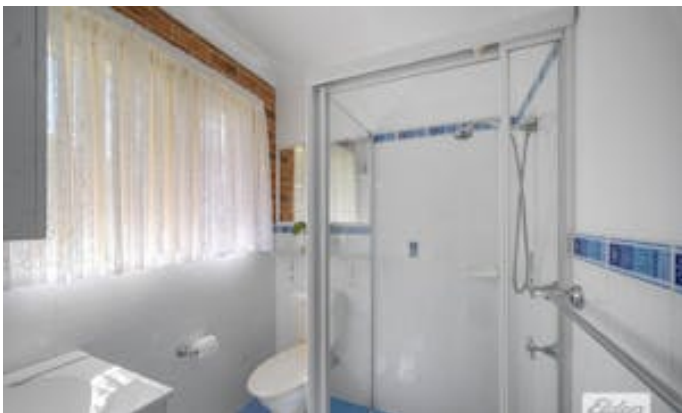
If you are searching for a small acreage property that has a terrific feel and great neighbours we warmly invite your inspection. Feel free to call Troy Loretan on 0400 530269 to make arrangements for your private tour today.

\*Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.

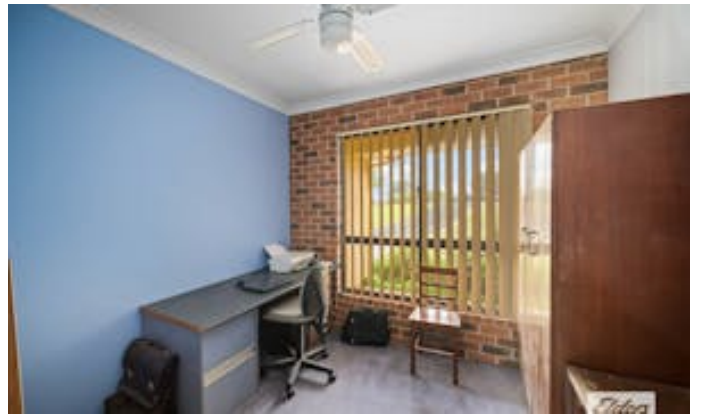
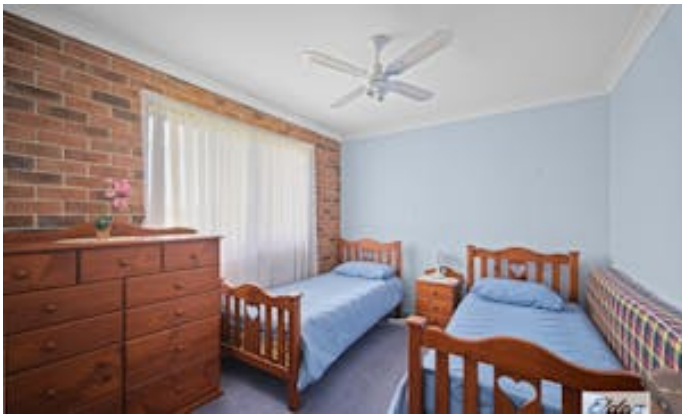
Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 1 hectare
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage
- Double carport
- Ensuite











This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.