



42 Brooks Road, GIRVAN, NSW 2425

Luxury Lifestyle Listing on 12 acres

Escape to the countryside with this stunning 12*acre rural retreat, offering luxurious country living at its finest.

This beautiful storybook-style multi-level home is a combination of country style meets modern convenience, all whilst blending seamlessly into its picturesque natural surroundings.

Step inside the home and you are greeted by soaring ceilings and a free-flowing interior. The all-white colour palette, cathedral ceilings, and large windows flood the space with natural light, creating a welcoming and open atmosphere.

The central floor level boasts an expansive lounge and dining area, flowing to an open plan kitchen. Sleek dark benchtops contrast elegantly with custom white cabinetry, black & stainless steel appliances, including an electric cooktop, a wall oven, plus a walk-in pantry, making cooking a pleasure. Glass doors open from the living space to the alfresco area.

On this level you also have the Master suite, which is a luxurious and spacious retreat, complete with a walk-in robe, stylish ensuite and rural outlook.

TYPE: Sold

INTERNET ID: L35603577

SALE DETAILS

Offers over \$1.35 Million

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Denise Haynes
0414725482

Downstairs, you'll find two queen-size bedrooms, each with built-in robes, along with the family bathroom plus separate toilet. This level also includes the laundry and linen closets.

The gable windows are a charming feature, and one of these peaks is the top level of the home and is currently used as an office/study and loft style bedroom. The pretty picture windows frame the view perfectly.

Outdoors, the wraparound verandahs offer serene relaxation zones, ready for you to enjoy an alfresco meal, whilst taking in the views of the property and surrounding country. Or create memories around the firepit area, complete with pizza oven and party lights, perfect all year round.

The brand new in-ground salt-water swimming pool is heated and includes lighting and hardscaped surrounds. Enjoy this leisure zone, drink in hand, whilst soaking up the views.

The gently undulating land, a combination of cleared and tree studded, is well-equipped for hobby farming. Being fully fenced, it is ideal for horses or alpacas. A stable, feed/tack shed, and ample grazing space add to its appeal. A 1*megalitre lake-like dam provides not only a relaxing water feature, but for practical terms it is perfect for watering the gardens. Stock it with fish and have your own catch of the day moments.

Additional features include a *3x9m shed with power & carport and a *6x9m colorbond machinery shed, along with smaller storage/utility sheds. The property has rainwater tanks, an Envirocycle onsite waste management system, rc air conditioning, and slow-combustion woodfire heating.

The property is currently enjoyed by tourists through Airbnb and earns an excellent income for the owners.

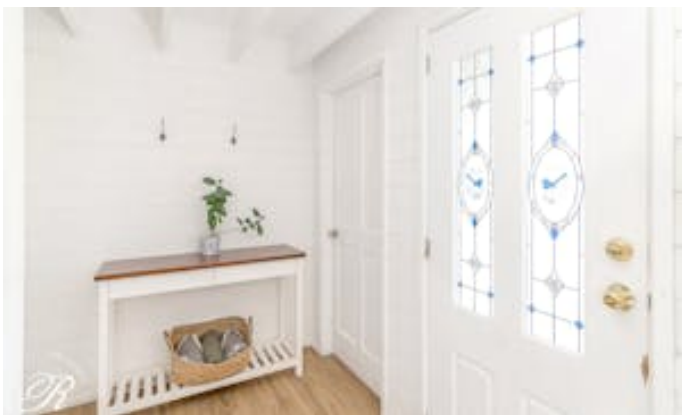
Located in Girvan, within easy reach of Stroud, Gloucester, and Bulahdelah, and approximately two and a half hours from Sydney, this property offers a peaceful rural lifestyle with modern conveniences. Perfect for those seeking boutique acreage living, this is a rare opportunity you won't want to miss!

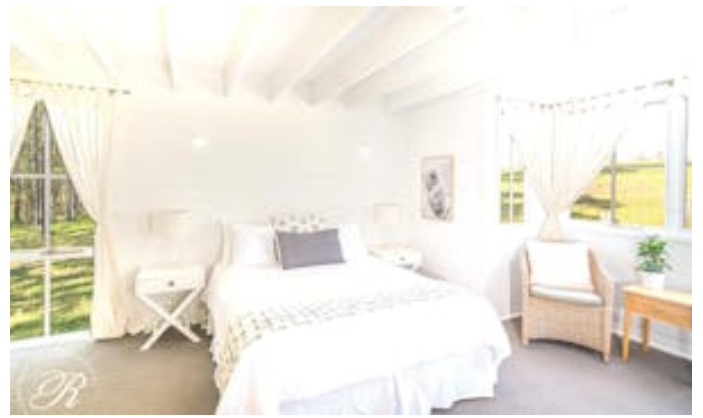
*approximate

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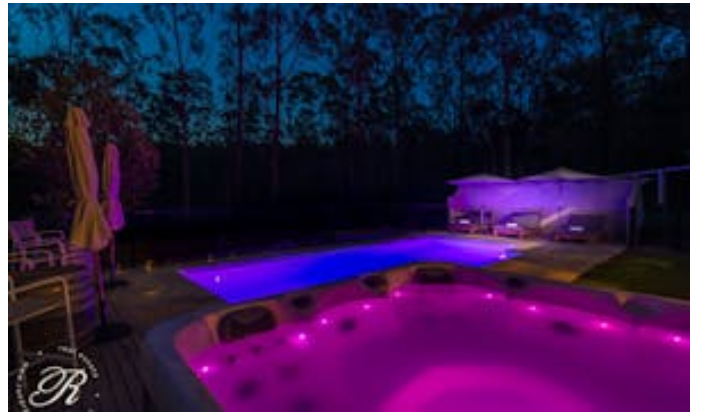
Other features: Bush Retreat, Pool

- Land Area 5 hectares
- Building Area: 167.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite
- Floorboards



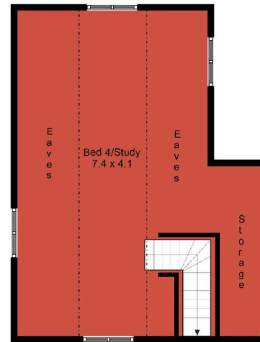




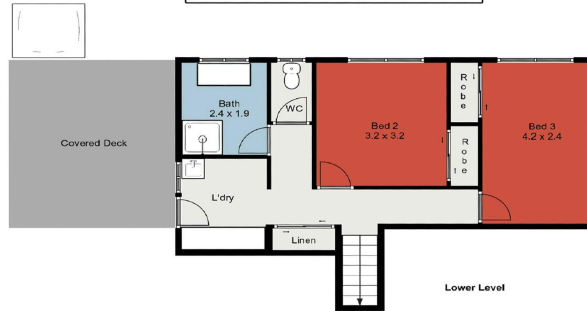
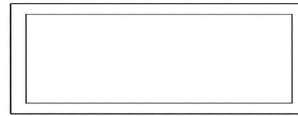




Main Level



Upper Level



Lower Level

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Internal Floor Area: 167m²
 Land Area: 12ac

Plans and dimensions are depicted as accurately as possible however, these plans are to be used as a guide only as variations may be possible.