



19 Elmar Road, WOOTTON, NSW 2423

MidCoast Valley Boutique Acreage

Hidden in the Midcoast Valley on five acres of picturesque, park-like grounds, this exclusive boutique acreage offers a lifestyle of serenity and sophistication. Enveloped by boundary trees, the custom-built weatherboard and colorbond home blends country charm with modern comforts.

High 9ft ceilings, brush box timber floors, and expansive feature windows create a sense of space and warmth, while thoughtful design ensures practicality. The open-plan kitchen, dining, and living area is the heart of the home, featuring custom cabinetry, a large walk-in pantry and quality appliances. A slow-combustion wood fireplace and ducted air conditioning ensure year-round comfort.

Four generously sized bedrooms all include built-in robes and ceiling fans, with the master suite offering a private retreat, complete with a walk-through robe, ensuite with a double vanity, corner bath, shower, and WC. A well-appointed main bathroom, separate WC, and a spacious laundry and extensive cabinetry add to the home's practicality.

Outdoor living is a dream with 3m-wide verandahs wrapping three sides of the home, and a fully secure north-facing 5m verandah, perfect for children and pets. The property also features a 14m x 9m Colorbond shed with a concrete floor and power, an inground

TYPE: Sold

INTERNET ID: L35603620

SALE DETAILS

Guiding \$1,300,000

CONTACT DETAILS

Elders Real Estate R&R Group

73 Cowper Street
STROUD, NSW
02 4999 5521

Rikki-Lee Day
0427658146

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.

swimming pool with paved surrounds, and a picturesque dam with a solar pump to service the gardens.

Designed for sustainable living, the property includes a 6kw solar system, solar hot water, an Envirocycle waste management system, multiple rainwater storage tanks, and an established orchard with citrus and stone fruit. A natural creek line meanders through the western boundary, enhancing the tranquil rural ambiance. Beautifully landscaped, the grounds require minimal maintenance while still providing ample space for vegetable gardens and outdoor enjoyment. A truly rare and desirable lifestyle property, offering privacy, space, and modern conveniences in a stunning natural setting.

Located an easy 25 minutes (26km) to Bulahdelah, 45 minutes (67km) to Taree and 45 minutes (38km) to the beautiful beaches of Seal Rocks. Sydney approx 3hrs (265km)

Contact Rikki-Lee Day on 0427 658 146 for more information or to book an inspection.

Elders Real Estate R&R Property Group makes no representations of the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.

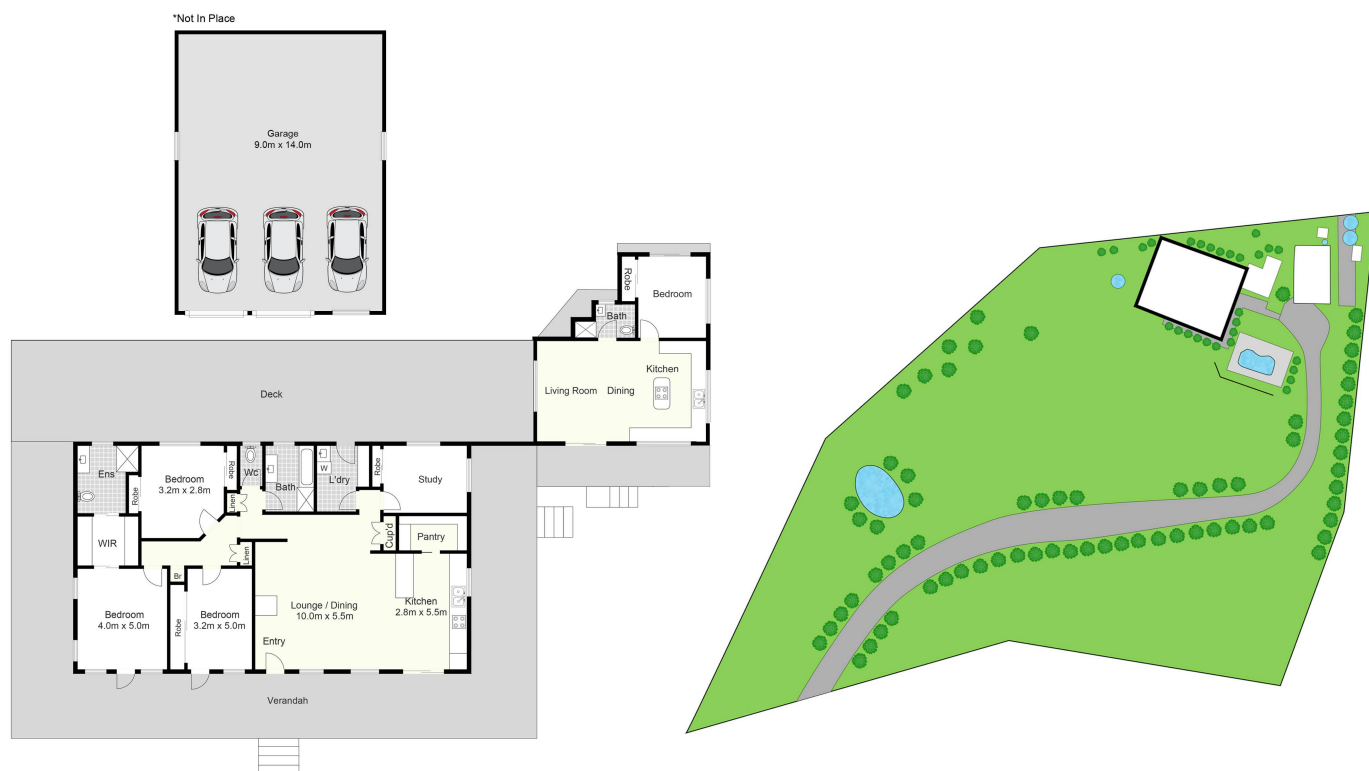
Other features: Area Views,Bush Retreat,Carpeted,Heating,Pool

- Land Area 2.0234 hectares
- Bedrooms: 4
- Bathrooms: 2
- 6 car garage
- Ensuite
- Floorboards









19 Elmar Road, Wootton

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.