



53 Suncrest Close,, BULAHDELAH, NSW 2423

Rural Retreat with Panoramic Views

Positioned on *2.4-acres in the sought-after Myall Park Estate, this property offers panoramic views of the surrounding rural landscape, Myall Valley, and Alum Mountain. Thoughtfully designed to embrace its elevated position, this contemporary Colorbond home embodies a refined rural lifestyle.

A spectacular *250m2 wrap-around verandah provides seamless indoor-outdoor living, ensuring you can enjoy the stunning views from every angle. Large feature windows and sliding glass doors invite an abundance of natural light into the open plan interior, which is designed for relaxed, easy living. High ceilings, floating timber floorboards, and a stylish neutral palette add to the home's sophisticated appeal.

At the heart of the home is the free-flowing living and dining space, complemented by a designer kitchen featuring bright white shaker-style cabinetry, an oversized island with a breakfast bar, premium gas and electric appliances, a Miele dishwasher, and an in-sink water filtration system. A spacious combined walk-in pantry/laundry, complete with an additional storage nook, enhances functionality. Whether dining indoors or al fresco this home is designed for both comfort and entertaining.

Three beautifully appointed bedrooms each boast dual aspect windows and direct

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: L35603627

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

**Elders Real Estate R&R
Group**

73 Cowper Street
STROUD, NSW
02 4999 5521

Rikki-Lee Day
0427658146

verandah access. The luxurious king-sized master suite includes a walk-through robe and a large ensuite. Two queen-sized bedrooms, one with built-in robes, share a central family bathroom. Additional highlights include reverse-cycle air conditioning, ceiling fans, newly fitted Masport slow combustion fireplace, mains & solar power, gas hot water, three 22,700-litre water tanks.

Under-house garaging is accessible via an internal staircase. Dual, extra-height electric roller doors open to accommodate two cars, a horse float, boat, or trailer, while two expansive mezzanine-level storage areas provide ample space for a workshop or additional storage needs.

Adding to the versatility of this property is a self-contained adjoining studio, complete with an air-conditioned open-plan living/dining/kitchenette area, bathroom, and laundry. This space is ideal as a home office, guest retreat, or teenager's haven.

The property's landscaped grounds feature an extended concrete drive to the studio, retaining walls, gravel pathways, and vibrant garden beds. Fully fenced with well-maintained post and wire fencing, the property features a picturesque dam and lawns, a citrus orchard and a designated vegetable garden bed. Native wildlife abounds, with frequent visits from wallabies, koalas, kookaburras, lorikeets, and black cockatoos.

Situated only 3 minutes (3.5km) from Bulahdelah township, within close proximity to local facilities & shops. The M1 motorway provides easy access to the pristine beaches of Seal Rocks 35mins (42km), Taree 50mins (75km), 30mins (42km) to Port Stephens and 50mins (75km) to Newcastle Airport.

For more information or to secure an inspection contact Rikki-Lee Day on 0427 658 146.

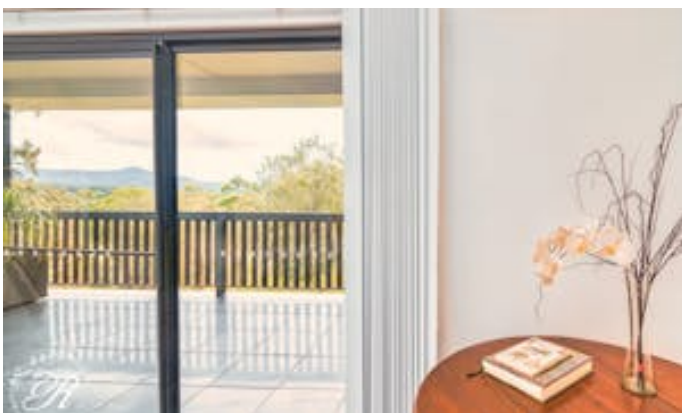
Elders Real Estate R&R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for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

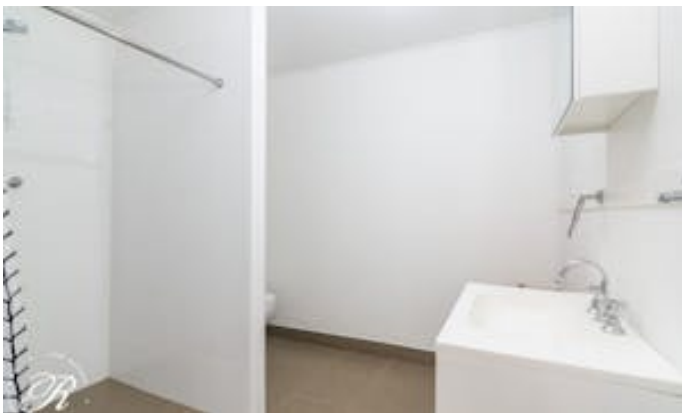
*Sizes are approximate.

Other features: 3 Phase Power, Area Views

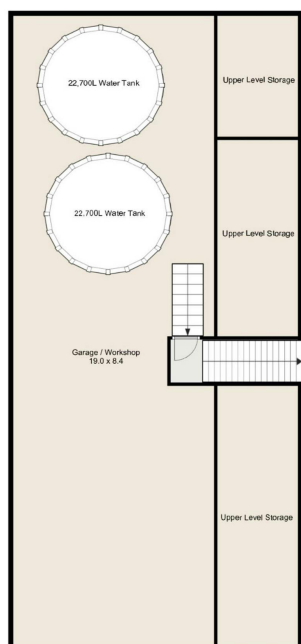
- Land Area 9,995.00 square metres
- Building Area: 169.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage
- Ensuite
- Floorboards











53 Suncrest Close, Bulahdelah, NSW, 2423



Internal Floor Area: 169m²
Land Area: 2.4ac

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.