



## 1556 Booral Road, GIRVAN, NSW 2425

Circa 1900s "The Old Post Office" - A Hidden Acreage Steeped in History

Privately tucked away on approximately 32 acres, the circa 1900's Post Office is a unique MidCoast offering - a beautifully restored timber and Colorbond residence where heritage charm and thoughtful modern comfort co-exist in perfect balance.

Extensively renovated with deep respect for its era and origins, the home showcases preserved period features alongside carefully considered upgrades for relaxed country living. The land itself offers a wonderful contrast, with around five acres maintained to a park-like standard, while the remaining acreage unfolds into natural timbered bushland, providing privacy and serenity.

Inside, soaring 10-12ft ceilings, hardwood floors and original detailing create a sense of warmth and grandeur. The open formal lounge and dining area is anchored by a striking double-sided fireplace, forming the heart of the home and an inviting space for gatherings. The country-style kitchen blends functionality with character appointed with stone benchtops, a farmhouse sink and a freestanding dual oven and cooktop with rangehood. The kitchen seamlessly flowing through to a light filled sunroom that opens via French doors to the deck and surrounding landscape. Wrap-around 9ft bullnose verandahs extend the living outdoors, offering multiple spaces to relax, entertain or enjoy the outlook across the grounds, complete with an extended deck and swim spa area.

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:** L38989533

**SALE DETAILS**

[Property Preview](#)

**CONTACT DETAILS**

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Rikki- Lee Day**  
0427658146

Accommodation comprises four generous bedrooms, while the bathroom is a true nod to the home's heritage, featuring a clawfoot slipper bath, exposed pipes and tapware, chandelier, shower and WC. A separate laundry is located off the verandah and includes a second WC for added convenience.

The land is equally impressive, with two dams and a seasonal creek line. Direct access into adjoining National Park, further enhances the sense of seclusion and lifestyle appeal.

Additional features include:-

- New 15.5kw reverse cycle Daikin ducted air-conditioning
- 5.5kW solar system
- New heat pump hot water system
- 2 x 25,000-litre rainwater tanks
- Additional rainwater tank for gardens
- Double car garage with adjoining carport
- Fire pit & feature wishing well
- Vegetable garden and bird aviary

This property presents as a beautiful forever home, or lends itself naturally to an upmarket boutique bed & breakfast, capitalising on its historic significance, setting and charm. For those seeking to further personalise the property, there is scope to add your own touch, with ample land to extend the existing residence or explore the potential for an additional dwelling or dual occupancy (STCA).

Located in Girvan, within easy reach of Stroud, Gloucester and Bulahdelah, and approximately two and a half hours from Sydney. Karuah River Allworth 18min (20km) Hawks Nest 40mins (46km), Pacific Palms 55mins (61km).

Inspections available by private appointment - Contact Rikki-Lee Day on 0427 658 146 or John Booth on 0417 230 236.

Elders 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. \*Land sizes are approximate.

- Land Area 12.63 hectares
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Single carport
- Floorboards







