



Elders R&R Property  
Real Estate Group



## 2-6 Myall Street, ALLWORTH, NSW 2425

### Location, Lifestyle & Potential

If you've been searching for something truly special, this custom-built residence in Allworth is going to stop you in your tracks.

Built in 2012 and designed with both lifestyle and functionality in mind, this striking two storey home blends modern style with relaxed river living. Soaring cathedral ceilings and banks of louvre windows invite the natural breeze through, while glass stacker doors open wide to a generous balcony capturing beautiful mountain views and those prized glimpses of water beyond.

Inside, the warmth of spotted gum timber floorboards and staircase adds a touch of sophistication, balanced perfectly by everyday comfort with reverse cycle air conditioning, ceiling fans and a cosy gas fireplace. The home offers five bedrooms and two bathrooms, providing plenty of space for families or visiting guests.

Downstairs is where this property really shines. With polished concrete floors, a large open living zone, kitchenette and full-width glass doors opening to the gardens, it's an incredibly versatile space. Thoughtfully designed with friendly disability access, it's ideal for extended family, guest accommodation or even dual living potential.

Set on approximately 4,500sqm of park-like grounds, the property is dotted with established trees, fruit trees and supported by rainwater tanks. There is a carport within the home space plus a large powered Colorbond shed with awning and concrete floor

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:** L40266600

**SALE DETAILS**

**\$1.1 Million**

**CONTACT DETAILS**

**Elders Real Estate  
Dungog**  
3/140 Dowling Street  
Dungog, NSW  
02 4992 1208

**Denise Haynes**

taking care of all your storage, workshop or lifestyle needs.

And here's the bonus! the property is made up of three separate lots. Whether you landbank, sell one or two off, or simply enjoy the space, the flexibility here is a rare find.

Positioned along the banks of the beautiful Karuah River, Allworth is a hidden gem for boating and fishing enthusiasts. With a tidal swimming pool, boat ramp, jetty, picnic areas and playground, it's a true lifestyle village where families thrive.

Approximately 15 minutes to Stroud, 30 minutes to Medowie and Raymond Terrace, 39 minutes to Newcastle Airport, an hour to Newcastle and 2hrs to Wahrenonga Sydney.

This is more than a home. It's a lifestyle, an investment and an opportunity all rolled into one.

Contact Denise Haynes - Elders R&R Property for inspections on 0414 725 482.

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.

- Land Area 4,500.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Single carport
- Floorboards







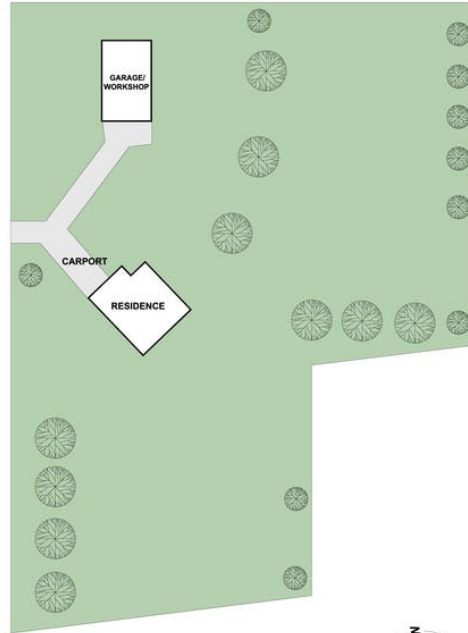




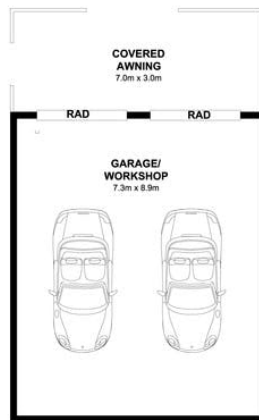
FIRST FLOOR



GROUND FLOOR



SITE PLAN



Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.