

105A Palmers Channel North Ban Rd, Palmers Channel, NSW  
2463

Sold - \$1,275,000

House 3  2  2 



## The Perfect Balance of Space, Privacy & Lifestyle

Set on an expansive 4,687m<sup>2</sup> parcel just ten minutes from Yamba, 105A Palmers Channel North Bank Road delivers the perfect balance of modern comfort, peaceful privacy and idyllic rural surrounds. Framed by sweeping views across the neighbouring macadamia farm and with Palmers Channel resting just across the road, this beautifully presented residence offers a lifestyle immersed in nature while remaining conveniently connected to town.

**Open for Inspection**

By Appointment.

Designed to embrace its prized northern aspect, the home is filled with natural sunlight and cooling breezes throughout the day. The thoughtfully designed floorplan centres around an expansive open plan living and dining domain, seamlessly connecting to a stunning sunroom and covered alfresco entertaining area - the perfect spaces to relax, entertain or simply take in the tranquil outlook over the surrounding greenery.

The contemporary kitchen is positioned at the heart of the home, complete with island bench, walk-in pantry and excellent connection to both indoor and outdoor living zones. A separate lounge room provides additional living flexibility, while a dedicated study nook creates an ideal work-from-home space.

Privately positioned, the generous master suite enjoys a walk-in robe and ensuite, while two additional bedrooms are serviced by a central bathroom and are thoughtfully separated for family functionality. The double garage offers internal access, with the overall layout designed for effortless everyday living.

With reverse cycle air conditioning and solar power already installed, complete comfort can be enjoyed with the benefit of reduced utility charges as well.

Peaceful, private and beautifully maintained, this is a rare opportunity to secure a quality lifestyle property where contemporary finishes, abundant natural light and picturesque rural scenery come together in one exceptional offering.

To be sold now, there is no time like the present. Declare your interest today to avoid missing out.

### Listed By

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