

## 14 Heather Ave, Goonellabah, NSW 2480

Acreage 2  2 



### Spring Valley Estate

Designed with purpose and framed by scenic landscapes, this property delivers both liveability and opportunity. A unique residence built for practical use is complemented by subdivision approval, providing scope for lifestyle and investment on a grand scale.

**Open for Inspection**

By Appointment.

- + A thoughtfully designed residence, offering 2 bedrooms plus 2 additional studies for flexible living
- + Pavilion-style main bedroom featuring an ensuite, walk-in robe & a bathtub on the deck with beautiful views
- + Spacious kitchen with ample storage, breakfast bar servery & access to the deck for effortless entertaining
- + Large open-plan living area with electric sensor skylights & two industrial fans for year-round comfort
- + Expansive deck ideal for summer night barbecues or relaxed outdoor dining
- + Generous double lock-up garage with EV charger for modern convenience
- + Sustainable living with a large solar power system, inverter & 20,000L water tank
- + Additional shed set on a concrete slab for storage or workshop use
- + Land is subdivision-approved: 8 lots in total, with the main home spanning 2 lots; 5 additional lots plus 1 zoned rural remaining
- + Natural assets include multiple springs & 250,000L dam enhancing both lifestyle & land value

Situated in a sought-after location, this property blends lifestyle & opportunity in equal measure. Whether you're looking to enjoy the tranquility of wide-open spaces or take advantage of the subdivision approval, you'll be positioned close to local amenities, schools & services while still feeling worlds away from the bustle. This is a rare chance to secure both a home and an investment for the future.

#### Listed By



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