

63 Patemans Rd, Ashby, NSW 2463

Sold - 20/05/2021

House 3 2 2



## Tranquil Bushland Retreat

The perfect blend of privacy, charm and stylish contemporary living, this beautifully presented home, set on a large block, offers the ideal retreat from today's fast-paced world.

**Open for Inspection**

By Appointment.

Located on a quiet road, the tranquil semi-rural property comprises a block of 5906 square metres, with beautiful established gardens.

Enter the home to a large open plan and welcoming living space with lots of natural light, high ceilings and timber look floors. Features slow combustion wood heater for those chilly winter nights or cool summer comfort with air-conditioning plus ceiling fans.

Well positioned central kitchen with ample bench space, including an island bench, and modern cooking facilities.

1 1/2 Three spacious bedrooms, 2 with air conditioning

1 1/2 Two bathrooms

1 1/2 Open plan living and dining areas with wood burner & air conditioning

1 1/2 Modern kitchen with large island bench

1 1/2 Parking for four vehicles via double Colourbond garage plus adjoining carport

1 1/2 Low maintenance established gardens

This stunning residence offers a special lifestyle opportunity that many strive for, with it's private & peaceful location on stunning acreage, and just a 20 minute drive to the world class beaches and cafe scene of cosmopolitan Yamba, it is truly the best of both worlds.

Combining the very best of coast and country living, this character-filled rural haven is sure to please those seeking the ideal combination of privacy, tranquillity and a touch of charm. To arrange your personal inspection, phone Kieran Mulvihill on 0409 466 700 today.

DISCLAIMER: LJ Hooker Yamba has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

### Listed By

Kieran Mulvihill

