

**269 East Bank Road, Coramba, NSW, 2450**

NOLAN PARTNERS

**House For Sale**

Thursday, 31 October 2024

269 East Bank Road, Coramba, NSW, 2450

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 7**

**Type: House**



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## A Country Retreat - Impressive Infrastructure & Stunning Outlooks

Nestled on a sprawling 8.8-hectare property just moments from the charming Coramba village, this remarkable estate offers both serenity & practicality. With breathtaking valley & hinterland views, this property seamlessly combines rural living with modern comforts. The main residence, features four bedrooms, boasts vaulted ceilings & expansive living spaces plus an additional self-contained granny flat. Designed for families who love to entertain & enjoy nature, the property provides ample space for relaxed living while still being close to key amenities.

- The real standout of this property is the infrastructure which includes; five primary paddocks with split lane design, solar electric fencing, improved pastures, underground pipes & irrigation system to all paddocks plus a cattle crush with road access.
- Water security with bore & ample tank water; fire pump & hoses; automated watering to orchard & vegetable garden; generator bypass & solar powered front gates
- Large dual bay lock up shed with a workshop, open double height carport & additional single parking bay.
- Main house with open plan living area & kitchen with a gas cooktop, Bosch dishwasher & dual Westinghouse ovens.
- Three spacious living areas, perfect for family gatherings.
- Tucked away from the other bedrooms a private master suite with a walk-in wardrobe, ensuite & sweeping views of the paddocks.
- The bedroom wing features three bedrooms, with built-in wardrobes, plus a three-way bathroom.
- Ducted reverse cycle multi zone air conditioning throughout. In addition, the wood fire & ceiling fans ensure year-round comfort.
- Double lock-up garage with internal access to the main house.
- Composite decking at the rear, along with an undercover alfresco area & firepit overlooking the stunning valley.
- Self-contained granny flat with own kitchen, lounge, separate bedroom with large built-ins & a two-way bathroom with a laundry.
- Composite ramped decking runs from the main house to the granny flat.

This stunning rural retreat is more than just a home – it's a lifestyle. You can enjoy the peace & quiet of country living while having easy access to the community & local shops. With a 10-minute drive to Coffs Harbour's CBD, all the conveniences are at your fingertips, making this the perfect blend of tranquillity & accessibility.

Council Rates: \$2,954 pa (approx.)

Land Size: 8.81 Ha (approx.)

Building Size: 257 sqm (approx.)

Age: 25 Years (approx.)