

## Coolgardie, 332 Coolgardie Road

Two homes + 34 acres

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**For Sale**  
\$1,650,000

**View**  
[ljhooker.com.au/16EWF55](http://ljhooker.com.au/16EWF55)

**Contact**  
**Gabrielle Thompson**  
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gthompson.alstonville@ljhooker.com.au

Coolgardie Road is a delight as you drive up the winding road to find a very charming 1900s cottage plus an architecturally designed main residence. Situated on 34 acres with views across the valley and the properties dam. With a north east aspect over the farm and westerly views to Buckombil Mountain, this property has 180 degree views over the farm.

Main residence: Enter the main residence (built 1982) through the front portico, you will appreciate the detail of this 3- bedroom home with stunning raked ceilings and spotted gum floors throughout and timber wall paneling.

The formal lounge room is cosy in the winter with a woodfire heater. Natural light fills the dining room, sunroom, rumpus and kitchen with views from every window.

Original galley kitchen with dishwasher, 5 burner gas cooktop + wall oven, ensures this kitchen will be a pleasure to work in. The generous island bench has room for all the family. All the living areas flow gracefully out to a 13 meter north facing covered patio. Well established gardens with an incredible fig tree lead you to the tiled inground 10 x 5 meter



**LJ Hooker Alstonville**  
**(02) 6628 1163**

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swimming pool.

- Open plan living with sun filled covered patio
- Main bedroom with walk through robe + ensuite
- Plus 2 extra bedrooms, ceiling fans + robes
- Office space off living
- Main bathroom with spa bath, shower & separate toilet
- Bedrooms all have plantation shutters
- Laundry with 3rd bathroom - 2 car garage
- Solar hot water & Onsite septic management & Inground water tanks

Charming 1900s cottage: Original cottage on the hill, this 2-bedroom cottage has its own entrance and is self-contained with a fully functioning kitchen, bathroom and laundry. The verandah faces north and over looks the established gardens.

A single carport is attached to the 5.7 x 8.9 metre lockable shed with 2 roller doors and work benches. Plenty of room for a workspace.

Other features on the property include: 15 x 6 metre machinery shed with power, dairy bales/stables with power, a spring fed dam with electric pump and 80,000lt rain water storage. Cattle proof fencing surround the 34-acre property with internal fences and 2 dams.

The home is 20km to Ballina Byron Airport, 9km to Ballina beaches and 9.3km to Alstonville plateau.

Please feel welcome at an open home with exclusive agent Gabrielle Thompson. Private Inspections by appointment.

## More About this Property

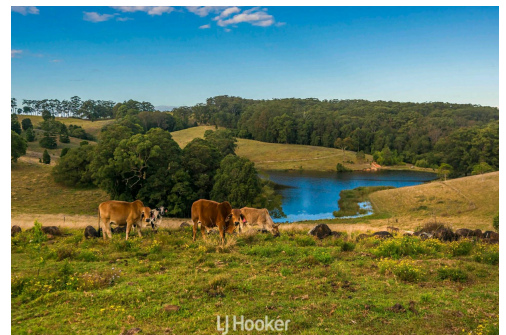
<b>Property ID</b>	16EWF55
<b>Property Type</b>	House
<b>Land Area</b>	34 acre
<b>Including</b>	Study Pool Spa Fire Place Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Water Tank

### Gabrielle Thompson 0421 029 162

Sales Consultant/Licensed Real Estate Agent |  
gthompson.alstonville@ljhooker.com.au

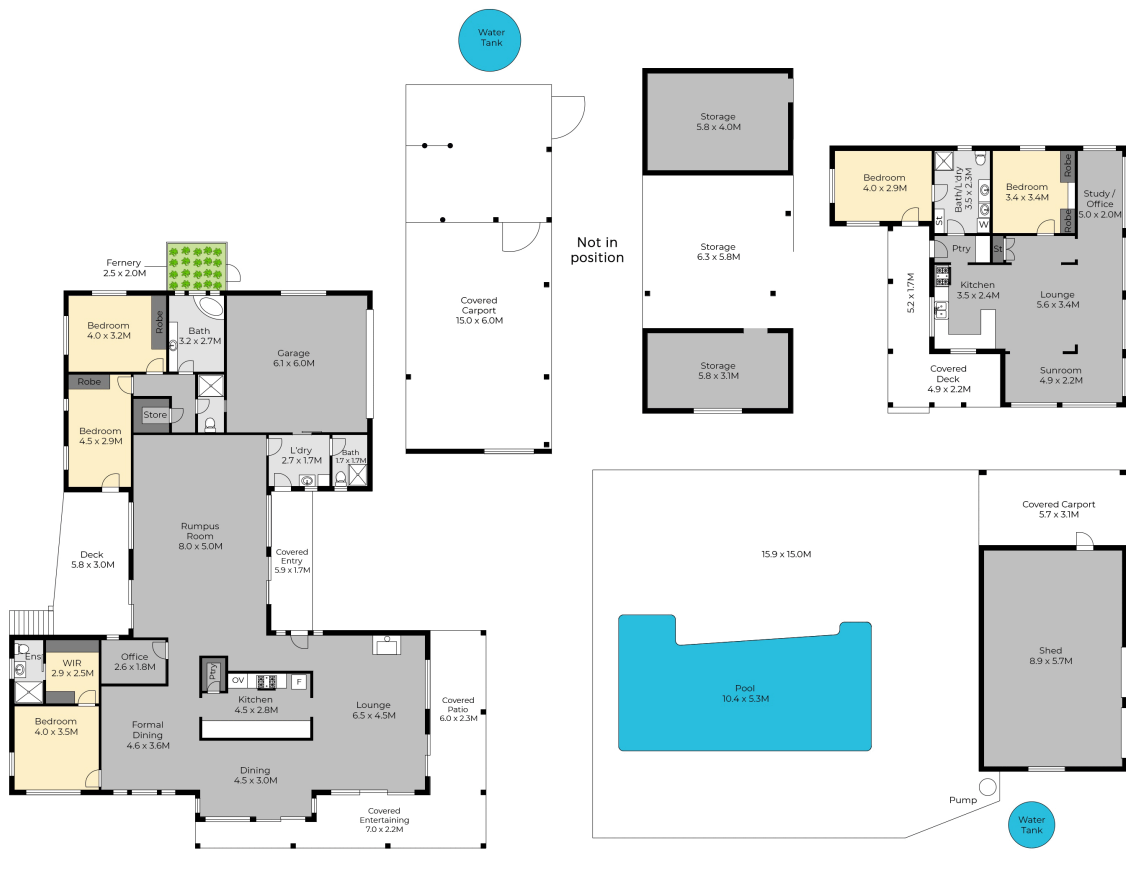
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## 332 Coolgardie Road, Coolgardie

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

