



30 Stokes Road, Gulmarrad

Country Charm Meets Coastal Opulence

Set on 4.6 acres (approx) in Gulmarrad, this beautifully designed home offers the perfect blend of rural charm and luxurious comfort. Whether you're passionate about horses, need space for a growing family, or simply crave a bit more serenity, this property delivers it all.

Completed in December 2022, the expansive 355sqm home features 5 spacious bedrooms, 3 bathrooms, a dedicated media room for movie nights, and a private office-ideal for working from home or managing a busy household. The sealed asphalt driveway adds ease and appeal from the moment you arrive.

Ducted air conditioning throughout ensures year-round comfort, while the large outdoor alfresco area makes entertaining effortless in any season. A sparkling 12m x 4m swimming pool invites relaxed outdoor living in the summer, while the sandstone fire pit makes winter nights by the fire pit cosy and warm.

The 10kW solar system ensures energy efficiency, keeping power usage smart and sustainable. A fully fenced paddock with a water trough makes this property perfect for horse enthusiasts or hobby farmers. Meanwhile, the impressive 10m x 12m barn-style shed offers

5 3 6

FOR SALE

Guide \$1,375,000 - \$1,420,000

AGENTS

Greg Hall
0411 286 188
sales.maclean@ljhooker.com.au

Nick Potente
0478 194 703
nick.iluka@ljhooker.com.au

AGENCY

LJ Hooker Maclean | Yamba | Iluka
(02) 6646 6002

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

generous space for storage, equipment, or personal projects.

Early risers will love watching the sky come alive with brilliant orange and pink hues as the sun rises, lighting up Clarence Peak in the distance - a breathtaking start to each day.

Located just 20 minutes from Yamba and 15 minutes from Brooms Head, both boasting pristine beaches, you'll enjoy the freedom and space of a rural lifestyle with the added bonus of being close to some of the North Coast's most beautiful coastline.

The current owners have kept the property in immaculate condition and ready for you to enjoy. Whether you're seeking a sea change, a hobby farm, or a tranquil family retreat, 30 Stokes Road offers the best of rural and coastal living.

- Pest and Building Reports Available Upon Request *

Disclaimer:

LJ Hooker Maclean | Yamba | Iluka 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.

MORE DETAILS

Property ID	F9J08
Property Type	AcreageSemi-rural
House Size	355 m2
Land Area	4.6 acre
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Liveability

Greg Hall 0411 286 188

Licensed Real Estate Agent | sales.macleam@ljhooker.com.au

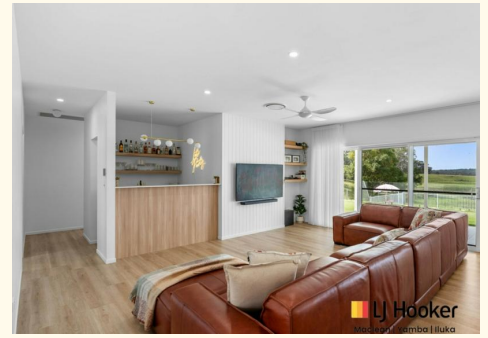
Nick Potente 0478 194 703

Principal | Sales Agent | nick.iluka@ljhooker.com.au

LJ Hooker Maclean | Yamba | Iluka (02) 6646 6002

20A River Street, MACLEAN NSW 2463

macleam.ljhooker.com.au | office.macleam@ljhooker.com.au





30 Stokes Road,
Gulmarrad

LJ Hooker
Maclean | Yamba | Iluka

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan