



32 Clyde Essex Drive, Gulmarrad

Rare Offering with Exceptional Versatility

Designed with flexibility at its core, this solid double brick home offers a range of living options to suit a variety of lifestyles. Built to stand the test of time, the construction naturally keeps the home cool through summer and warm in winter, ensuring year-round comfort. A 6.6kW solar system further enhances the home's efficiency, helping to reduce energy costs while supporting sustainable living.

Inside, you'll immediately notice the higher ceilings, thoughtful layout, and unique design that sets this home apart. At the heart of the home is a stunning, fully renovated kitchen designed to impress, featuring quality stone benchtops, a large island bench. This space has been created with both functionality and entertaining in mind, seamlessly connecting to the main living area to form the true centrepiece of the home.

Whether you're searching for a spacious 4–5 bedroom residence, a home with a fully functional self-contained area, or a setup suited to dual living, working from home, or short-term accommodation, the possibilities here are extensive.

The main living zone is a generous, air-conditioned open plan space,

5 2 2

FOR SALE

Guide \$1,050,000 to \$1,150,000

VIEW

By Appointment

AGENTS

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AGENCY

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complemented by plantation shutters that continue throughout the home. A second living area can be utilised as a separate flat, Also can be closed off from the main residence, making it ideal for extended family, guest accommodation, or independent living.

Both living zones seamlessly connect to the central courtyard and pool area, creating a private outdoor space perfect for enjoying the North Coast climate. Beyond the pool, the property opens up to an impressive 5,636m² parcel of land-larger than the standard acre in this area-complete with additional shedding and carport options.

32 Clyde Essex Drive, Gulmarrad is a property defined by versatility. From the moment you arrive, the distinctive street presence sets the tone, but it's what lies beyond that truly delivers. Every aspect of this home invites you to tailor it to your own needs and lifestyle.

This is more than just a home it's a lifestyle opportunity. Whether you're looking for more space or a property with multiple income or living options, this address delivers on all fronts. You're just 21km from the coastal town of Yamba and approximately 18km to Brooms Head, and only 8km to the riverside township of Maclean.

Gulmarrad continues to grow in popularity, offering a balance of space, lifestyle, and accessibility where coast and country come together.

Inspections by appointment only.

Disclaimer:

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MORE DETAILS

Property ID	JAJ08
Property Type	House
Land Area	5636 m2
Including	Air Conditioning Toilets (2) Pool Built-in-Robes Solar Panels

Greg Hall 0411 286 188

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Total: 235 m²
 1st Floor: 235 m²
 Excluded Areas: Garage: 48 M², Patio: 75 M², Utility: 6 M²,
 Walls: 16 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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