



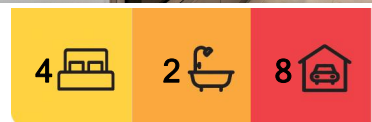
## Gulmarrad, 6 Anzac Place

### Modern Living Meets Space and Functionality at 6 Anzac Place, Gulmarrad

Set on a sprawling 5.4-acre parcel of land, this modern 4-bedroom home at 6 Anzac Place, Gulmarrad, combines modern comfort with exceptional outdoor versatility. Whether you're looking for a peaceful retreat, space for your hobbies, or a property to accommodate your big toys, this rare find ticks all the boxes.

The modern home is thoughtfully designed to suit the needs of modern families. Its open-plan living and dining area is bathed in natural light, creating an inviting space for everyday living and entertaining. With three separate living areas, this home is perfect for a kids' retreat, providing ample space for everyone to enjoy.

The well-appointed kitchen features quality appliances, a 900mm induction cooktop, extra storage under the bench, and a layout that will delight the home chef.



**For Sale**  
\$1,300,000

**View**  
[lghooker.com.au/H2HFKW](https://lghooker.com.au/H2HFKW)

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**LJ Hooker Yamba**  
**(02) 6646 2202**

All four bedrooms are generously sized, with the master suite offering a private ensuite and walk-in robe. The additional bedrooms feature built-in wardrobes, providing convenience and comfort for the whole family.

This modern property is equipped with a 6.6kW solar system, solar hot water, and three-phase power to both the house and shed, ensuring energy efficiency and functionality for all your power needs.

Step outside and enjoy the expansive land that surrounds you. The established gardens, complete with a watering system, provide a lush and easy-care outdoor environment. A charming small pond adds a touch of serenity, making this outdoor space ideal for relaxing, gardening, or enjoying your favourite outdoor hobbies. The outdoor entertaining area is equipped with roll-down screens, allowing you to enjoy late-night gatherings while keeping the bugs out, making it perfect for year-round use.

Don't miss this opportunity to secure your slice of country living whilst a short drive to the pristine beaches of Brooms Head & Yamba with all the modern conveniences.

For more information or to arrange a private inspection, contact the team at LJ Hooker Maclean | Yamba | Iluka today. Your dream lifestyle awaits!

**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.



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## More About this Property

<b>Property ID</b>	H2HFKW
<b>Property Type</b>	House
<b>Land Area</b>	5.4 acre
<b>Including</b>	Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank Solar Hot Water Liveability

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**6 Anzac Place**  
Gulmarrad NSW 2463

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.