



 **LJ Hooker**  
Maclean | Yamba | Iluka



## Gulmarrad, 9 Anzac Place

### Modern Family Home with Exceptional Entertaining Spaces

Tucked away in a peaceful cul-de-sac, 9 Anzac Place offers the ideal blend of modern family living and exceptional entertaining —inside and out. Set on a generous block in one of Gulmarrad's most sought-after locations, this four-bedroom, two-bathroom home is a must-see for buyers seeking space, style, and lifestyle.

Step inside and be welcomed by the expansive, open-plan living area that flows seamlessly through to the brand-new kitchen —complete with stone benchtops, ample storage, and quality appliances. Whether you're cooking for the family or hosting friends, this is a space that works just as well for casual nights in as it does for special occasions.

The master suite is privately positioned and features a walk-in robe and ensuite, while the remaining three bedrooms are all generously sized with built-in storage and easy access to the main bathroom.



**Disclaimer:** 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.



**For Sale**  
\$1,200,000

**View**  
By Appointment

**Contact**  
**Greg Hall**  
0411 286 188  
sales.macleam@ljhooker.com.au

**Kieran Mulvihill**  
0409 466 700  
kieran.mulvihill@ljhooker.com.au

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

What really sets this home apart are the incredible entertaining options. The large enclosed indoor/outdoor room is ideal for year-round gatherings, and opens out to the spa-side Balinese hut —the perfect spot to unwind after a long day. For the games lovers, there's also a dedicated pool room that could double as a second living space, theatre room or teenage retreat.

Outside, a two-bay shed with a workshop provides plenty of room for tools, toys, or weekend hobbies, while the established gardens and wide-open spaces offer privacy and the potential for even more improvements.

With room for the whole family, impressive upgrades, and standout features for both relaxation and recreation, 9 Anzac Place is a rare offering in today's market.

Don't miss your chance to secure this lifestyle home in the heart of Gulmarrad. Contact us today to arrange your private inspection

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 About this Property

<b>Property ID</b>	G2J08
<b>Property Type</b>	House
<b>Land Area</b>	5000 m2
<b>Including</b>	Air Conditioning Toilets (3) Spa Courtyard Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels Solar Hot Water

**Greg Hall 0411 286 188**

Licensed Real Estate Agent | [sales.maclean@ljhooker.com.au](mailto:sales.maclean@ljhooker.com.au)

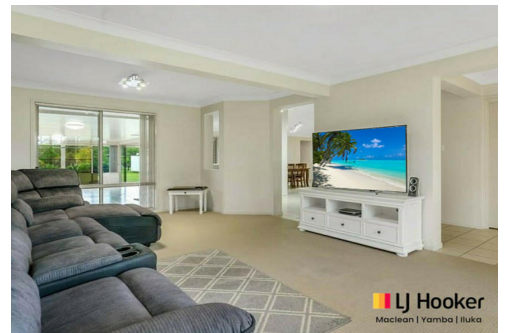
**Kieran Mulvihill 0409 466 700**

Licensed Real Estate Agent | [kieran.mulvihill@ljhooker.com.au](mailto:kieran.mulvihill@ljhooker.com.au)

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

30 River Street, MACLEAN NSW 2463

[maclean.ljhooker.com.au](http://maclean.ljhooker.com.au) | [office.maclean@ljhooker.com.au](mailto:office.maclean@ljhooker.com.au)



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

**Disclaimer:** 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.

