



16 Sawpit Gully Road, Uralla FOR SALE



Magnificent lifestyle property just minutes from the town centre

Set on a gently undulating 2.5-hectares with the perfect balance of privacy and convenience, 'Allaru' is the ideal family oasis.

The large fully renovated home sits harmoniously nestled among sprawling established gardens with an abundance of birdlife and boasts ample space for entertaining on the northern patio.

The light-filled open-plan kitchen and living spaces are the perfect place to gather, a wood-burning fire keeps the home toasty warm in winter with the bonus of reverse cycle air-conditioning also an option. A private study nook off the main living creates a functional space to work from home as well as additional storage.

The master suite features a large picture window taking in the glorious sunrise and views to the east with a large modern ensuite and walk-in robe, while an additional four bedrooms all with built-in robes and ceiling fans make this home large enough for bigger families or those wanting to accommodate extra guests.

The main bathroom has also been renewed with neutral tones and modern fittings while an additional half bath off the laundry is a bonus.

A 6.6kw solar system services the home with a double carport and raised vegetable gardens to mention just a few of the enhancements making this home a rare gem.

Set on three titles, the land is a true investment, fully fenced into eight paddocks all with water, there is also a large dam and a fully equipped well feeding to a 12,000-litre tank with electric 6hp Davey pump supplying water to garden taps, house toilets, laundry plus a total of 72000lt in four rainwater tanks, ensuring water security.

Ample outdoor storage has also been well thought out with a double lock-up garage with a workshop with 15amp power, garden sheds and a machinery shed with a secure 20' shipping container.

So much on offer at this fabulous small acreage property, for more information please phone Nathan.



Nathan Whitton

Principal – Nathan Whitton Property

M: 0435 252 908

E: nathan.whitton@smileelite.com

Features

Land size

2.50 Ha



Nathan Whitton

Principal – Nathan Whitton Property

M: 0435 252 908

E: nathan.whitton@smileelite.com

16 Sawpit Gully Road, URALLA



This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans by JP Media.



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.