

Sold

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188 Pearl Circuit, Valla



Grandparenting duties are calling, so the owners would love to move on as soon as possible

The price has been aggressively dropped to meet the Market Expectation, so the owners can be closer to the grandkids.

All the hard work has been done, so come and enjoy the fruits of their hard labour that has brought this magnificent property to its glory of a gardeners' paradise. Fresh vegies and fruit abound. This is truly a Regular Garden of Eden.

Awake each morning in the master suite with the sun beaming through the large glass sliding doors, as the master suite opens up to the gorgeous north east facing alfresco area.

Leisurely stroll across the lawn with your cuppa in hand and collect your free-range eggs for breakfast or perhaps walk around to the front of the home and pick some Arabica Coffee beans to grind up for tomorrow morning's cuppa.

Words do not do this sensational property justice, you must come and have a look.

Some of the features of this beautiful home are, 4 double bedrooms, the master suite with walk-in robe and ensuite, the other bedrooms all have built-ins and ceiling fans.

WOW the kitchen is a chef's and entertainers' delight, a 900mm Stainless Steel upright cooker, and a butler's pantry to die for. You won't miss out on the party entertaining from this kitchen, it has been strategically placed

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Price	SOLD
Property Type	Residential
Property ID	1
Land Area	8,685 m2

Agent Details

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overlooking the dining and alfresco areas with an amazing outlook to the eastern lawn area of the home. Stone bench tops, dishwasher and glass topped rangehood just finishes the kitchen off perfectly.

Enjoy family living as the home has a fantastic open plan dining, lounge and family/sitting area, plus a media room that can be closed off to watch those special events without disturbing the rest of the family.

Aspects from every room of the home, whether it be overlooking the beautiful gardens or lawns or up to hills in the west, you will certainly love living here.

The master suite is separate from the other bedrooms, and has been positioned with all the living areas, so if you are just a couple of empty nesters you can section off the area that has all the other bedrooms and live within the main part of your home as a secluded tropical paradise.

Double lock up garage (remoted) has been designed with an extra metre on the side, this allows you extra space for opening the car doors or perhaps room for an additional fridge, freezer, or just extra shelving.

Solar hot water and a 3.6 kW Solar Power generating system are included to help out with the electricity bills. There are many other features in your new home, so come and have a look through and get our information sheet that lists all the benefits of living in your new home.

A few other points of interest about the property; just over 2 acres (8686m²), man cave comes with extra 3 car accommodation and a large workshop area, enjoy relaxing under the huge pergola, aquaponics system, over 100 fruit and native trees planted that will soon give you privacy and an abundance of food. The home has been positioned to capture the beautiful north east sea breezes and crafted so as to offer sustainable living, the bush surrounds brings flashes of colour and song from the abundant bird life; just a great place to call home.

If you have lots of toys, the double lock up garage and the 3-bay man cave boasts undercover parking for 5 vehicles or toys, and then comfortably offers additional yard parking for up to a further 6 vehicles.

The home was designed and used as a Brian Hopwood Show Home. The home has quality finish and services throughout, living up to the master craftsmanship of Brian Hopwood. The home is also constructed with a metal frame and trusses, for that extra piece of mind.

If you are purchasing this as an investment property, the owners can supply a comprehensive depreciation list for use in your Tax Returns.

This is the perfect location, less than 3km to quality golden sand beaches of Valla Beach, café, butcher, chemist and tavern. 10 minutes to one of the nicest river systems around for fishing or a bit of water-skiing; under 15 minutes to all conveniences Woolworths & IGA, Public & Private Schools, churches, parks and rail; some of the best tasting Thai and Indian food on the north coast and only 25 minutes to Coffs Harbour & airport...everything is at your fingertips, just the perfect spot to call home.

You deserve the best, come and inspect this amazing property. The owners have purchased elsewhere closer to the grandchildren and just want to start their new lives, so come along, have a look, fall in love and start living your dream.

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