

Sold



45 Dalmacia Drive, Wollongbar



## SOLD BY MELANIE STEWART

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Just new to the market is this sensational home with a lot on offer. Set in a quiet location and positioned perfect on an elevated block with an excellent aspect. This modern, well-presented home is set to inspire the most discerning of home buyers. With great presence at the front and a wide verandah that takes in the northerly breezes and allows you to enjoy the beauty of the rural views, while being well priced to meet the market.

With a truly unique facade this home oozes style inside and out. There are great features throughout this home which will set to excite those looking for quality and just something a little bit different. Featuring timber polished floors, high ceilings, a spacious living and separate dining area and a white and light kitchen with lots of storage and high end cooking appliances.

**Price** SOLD for  
\$560,000

**Property Type** Residential

**Property ID** 87

### Agent Details

Melanie Stewart - 0421560936

### Office Details

Alstonville  
2 Willie Wagtail Pl Alstonville,  
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The home has three bedrooms and a study or fourth bedroom, a three way designer bathroom and separate laundry. The main bedroom is away from the other rooms and is generous with a walk in robe and ensuite.

This is a home for those that love to entertain, with fabulous undercover and outdoor entertainment areas and a sunny east aspect from the rear, plus you will adore the private plunge pool. The property backs onto a pretty open reserve which creates a lovely outlook from the rear while giving access for the kids to run freely, kick a ball or run the family dog.

The big plus with this property is its own separate self-contained studio or unit with its own private access. This will really appeal to those wanting to accommodate an elderly parent or in-law or the extended family, yet creating privacy for all with the way it has been designed separately from the main residence. This is a relatively new addition and presents as new with a well-equipped kitchenette, spacious living room, separate bedroom and bathroom. This studio apartment will also appeal to those looking for that extra income to supplement the mortgage or enjoy the extra income it provides. Rental potential of this unit is \$200-\$250 a week.

We can say this property is more than meets the eye and truly deserves an inspection. With the current owners already committed to new work contracts further down the coast I have been given clear instructions "Let's get it sold!" Please contact exclusive agent Melanie Stewart on 0421 560 936.

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