



4 Kahala Place, Richmond Hill



## "Hope" - Desirable Flat Acreage & Home

Looking for a perfectly flat rural lifestyle block with a well built and maintained home? Stop looking we have found it! Set in a quiet cul-de-sac in desirable Richmond hill is this well cared for property that is perfectly positioned to enjoy a lovely aspect to the north. There is a lot to like about this one!

The land is 3/4 of an acre that consists of flat land with a split-level master built home, the current owners have resided in this home for more than 34 years. Featuring a lovely entry into a spacious living room with a wood fire heater for those cosy winter nights, adjoining formal dining space, the kitchen is large and well set out with ample storage and work space along with casual dining area. Upstairs the bedrooms are tucked away privately up a few stairs and are all of generous proportions. The main bedroom opens up to a delightful veranda, a great

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Price	SOLD for \$640,000
Property Type	Residential
Property ID	533
Land Area	3,011 m2

### Agent Details

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space to sit and enjoy those cool northerly breezes. There is a main bathroom and separate toilet along with an excellent storage room.



Downstairs there is a beautiful rumpus / family room that is a great place for the kids to spread out away from the formal living space creating excellent separation of living. There is internal access from a double garage on this level and ease of access to the rear yard and gardens. A large separate laundry sits at the back of the home with a second bathroom. This home is perfectly positioned in the centre of this unique block providing privacy from neighbouring homes and allowing exceptional side access to the rear. Men you will love the large shed that sits at the rear of the land, there is easy access to this shed which is a perfect place to store all the boy toys, have a large workshop or store extra vehicles.

Richmond Hill is popular with families and professionals being close to the university, hospital, schools and Lismore business district, yet a short drive to the villages of Eltham and Alstonville and the coast and the beaches. Surrounded by beautiful gardens, flowering and native shrubs and established trees. The rear yard is fully fenced, safe for the kids and family fur babies to play freely, room for more shedding or a pool, even a second residence if so desired! Town water is connected.

While this home is dated in areas it has been extremely well cared for and maintained with a wide scope to modernize and change given the floor plan and open flat land. Finding these flat rural blocks are rare and this is property is what us agents call GREAT REAL ESTATE!

The current owners of this well-loved home have found their next home and are ready to move on, this property will be attractive to families and active retirees that still desire the feeling of space around them while enjoying the convenience of being close to all the major facilities. Call exclusive agent Melanie Stewart on 0421 560 936 to secure a viewing today, this

one won't last long!

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