CASA BELLA

ESTATE AGENTS

Property Brochure



Property:

335 - 355 Valla Road, Valla

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Property Particulars

335 - 355 Valla Road, Valla

4 3 8

PRICE	$1,300,000 - $1,400,000
TITLE	LOT 1 DP 598044
LAND SIZE	2.61 ha approx
TENANCY	Vacant Possession
METHOD OF SALE	Private Treaty
COUNCIL RATES	$2,503.87 p.a approx
ZONING	R5 - Large Lot Residential
PROPERTY TYPE	House



Property Description

Location, Land & Room to Grow – A Lifestyle for the Whole Family

Imagine having the space to spread out, room for the family to grow and the freedom to enjoy a more relaxed country lifestyle. Set behind an impressive circular driveway and established gardens, this well-maintained brick and tile home offers just that. Positioned on *2.61 hectares (*6.44 acres) of RU1-zoned land, this is a property where comfort, practicality and lifestyle come together.

The wide front verandah creates a welcoming first impression and leads into the family room, a comfortable place to gather and unwind. Featuring a wood fireplace, air conditioning, ceiling fan, two gas points, north facing window and storage cupboard, this space offers year-round comfort.

Flowing through from here, the well equipped kitchen is designed for everyday family living and entertaining, with generous bench space and storage, dishwasher, microwave nook, gas cooktop and electric wall oven. Overlooking the swimming pool and outdoor entertaining area, you can keep connected with family and guests while preparing meals.

The adjoining dining room captures beautiful morning sunshine through its eastern window and provides direct access to the covered entertaining area, making it easy to enjoy relaxed family meals and long afternoons with friends.

Space and comfort for the whole family offering four bedrooms and two bathrooms, the home provides generous accommodation with a wonderful sense of separation and privacy.

The bedrooms are thoughtfully positioned, with three enjoying northern aspects, ceiling fans and built-in wardrobes. The spacious guest bedroom benefits from northern and eastern natural light and an extensive triple built-in wardrobe.

The main bedroom offers something special - a two level parents' retreat with hardwood flooring, walk-in robe, direct access to the front verandah and a beautifully renovated ensuite featuring a timber skillion ceiling, shower, toilet and floating vanity.

A separate media room or parents' sitting room provides another place to retreat, positioned between the family bedrooms and parents' quarters. Adjoining the sunroom, it enjoys a lovely outlook across the swimming pool and gardens.

The spacious main bathroom features a deep bath with shower overhead and double basins. Completing the practical layout is a generous laundry with direct rear access and a separate toilet with vanity.

A standout feature is the impressive *7m x 7m covered entertaining area overlooking the swimming pool and established gardens. Imagine summer afternoons, family barbecues and entertaining friends in your own private outdoor setting.

Vehicle accommodation and storage are exceptional, with a *7m x 7m double lock-up garage featuring two windows and personal access, conveniently connected undercover to the home. An additional storage room provides space for shoes, hats and all those extra household essentials.

There is also a large machinery shed, ideal for farm equipment, a boat, caravan or recreational vehicles, plus a second 7m x 9m garage with double carport for additional vehicles, equipment and lifestyle pursuits.

Privately positioned further from the main home, a separate converted shed offers an abundance of additional space and versatility. With its own private driveway and entrance, it includes an approved septic system, bathroom, toilet, laundry, kitchenette, living area and additional rooms. Complete with a carport, water tank and garden shed, it enjoys beautiful outlooks across the dams and surrounding rural landscape.

A detached hobby room, studio or office provides even more flexibility, creating an ideal space for creative pursuits, working from home or hobbies, away from the main residence.

Property Description

With three dams and six water tanks, there is valuable water storage for the property, gardens and livestock. Additional infrastructure includes a concrete gravity-fed tank, pool, fenced rear yard and solar hot water system.

Notable features:

- Four bedrooms and two bathrooms, including renovated ensuite
- Separate family lounge, dining, media room and sunroom
- Wood fireplace, air conditioning, ceiling fans and gas points
- Well-equipped kitchen with dishwasher, gas cooktop and electric wall oven
- Swimming pool and *7m x 7m covered entertaining area
- Two lock-up garages, double carport and large machinery shed
- Additional storage room, under house access, brick and tile solid home
- Separate converted shed with approved septic system, bathroom, laundry, kitchenette, carport and additional rooms, private rural and dam views
- Detached hobby room, studio or office, freestanding garden shed
- Private driveway and separate entrance to converted shed
- Three dams and multiple water tanks
- Six water tanks – *126,500 litres of rainwater capacity in total
- 8 car accommodation including carports and garages, pool area, solar hot water
- *2.61 hectares (*6.44 acres) of RU1-zoned land
- *6.3 kms to cafe's, tavern, beaches and preschool in Valla Beach

*= *Approximate only.*

Boundary



ZONING: R5 Large Lot Residential

1 Objectives of zone

•To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
•To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.
•To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
•To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

Home-based childcare; Home occupations

3 Permitted with consent

Dual occupancies; Dwelling houses; Eco-tourist facilities; Extensive agriculture; Farm buildings; Forestry; Garden centres; Group homes; Home industries; Horticulture; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Residential accommodation; Roads; Rural workers' dwellings; Secondary dwellings; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Boarding houses; Co-living housing; Commercial premises; Correctional centres; Dairies (pasture-based); Depots; Exhibition villages; Extractive industries; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Independent living units; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan

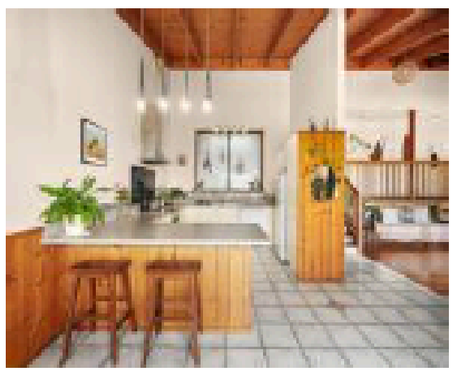

GARAGE
9m x 7m
CARPORT
6.0m x 6.5m
KITCHEN
3.0m x 2.4m
WC
HW
BATH
L'DRY
F
LIVING
4.8m x 5.9m
COVERED
PATIO
14.9m x 2.9m
ROOM
3.9m x 3.3m
DINING
3.9m x 2.5m
ROOM
2.9m x 5.9m
PORCH
CONVERTED SHED
ROOM
3.1m x 2.9m
ROOM
3.1m x 2.8m
ROOM
2.8m x 4.8m
MACHINERY
SHED
15.0m x 7.5m
SWIMMING
POOL
ENSUITE
WALK IN
ROBE
PRIMARY
BED
3.5m x 7.5m
COVERED
PATIO
3.5m x 2.1m
SUNROOM
4.4m x 2.0m
SITTING
2.6m x 3.9m
BATH
BED
3.6m x 3.6m
ROBE
L'DRY
POWDER
LINEN
BED
2.7m x 3.6m
ROBE
FP
COVERED
PATIO
11.3m x 2.2m
KITCHEN
4.2m x 2.8m
LIVING
5.7m x 3.6m
PORCH
15.3m x 3.2m
MAIN HOME
COVERED
PATIO
6.9m x 8.1m
ROOM
1.7m x 2.1m
DINING AREA
4.3m x 2.8m
ROBE
BED
3.7m x 4.6m
F
GARAGE
7m x 7m
INT: 299 m²
EXT: 207 m²
Scale in metres. Indicative only. 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.
CASA BELLA
ESTATE AGENTS
335 - 355 Valla Road, Valla

Rental Appraisal

Nearby Rental Properties:

190 RICHARDS RD, NEWEE CREEK 2447

4 2 4



Property Type: House
Area: 9.11 ha (1,000 m²)
RPD: 2993//DP608148

Current Rent Price: **$680 per week**
First Rent Price: **$680 per week**
Month Listed: **January 2026* (Rented)**
Days on Market: **11 Days**

Features: WALL TYPE: CEDDER CLADDING, ROOF TYPE: COLOURBOND, HIGHSET, SPLIT-LEVEL, DECK, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, AIR

A

102 EAST WEST RD, VALLA 2448

4 2 2



Property Type: House
Area: 9.18 ha
RPD: 95//DP616888

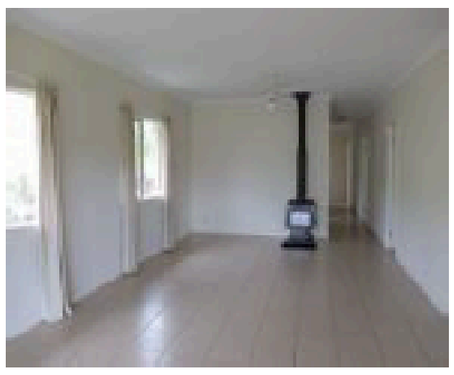
Current Rent Price: **$675 Per Week**
First Rent Price: **$725 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **4 Days**

Features: WALL TYPE: BRICK, ROOF TYPE: TILE, DOUBLE STOREY, BRICK AND TILE, ENSUITE, STUDY, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: 11,000

B

84 SULLIVANS RD, VALLA 2448

4 1 3



Property Type: House
Area: 40.41 ha
RPD: 602//DP773321

Features:

Current Rent Price: **$650**
First Rent Price: **$650**
Month Listed: **February 2025* (Rented)**
Days on Market: **22 Days**

C

335 - 355 Valla Road, Valla

Main home

By comparing three rentals nearby, we estimate the above property could achieve a **weekly** rental income of:

$670 - $720

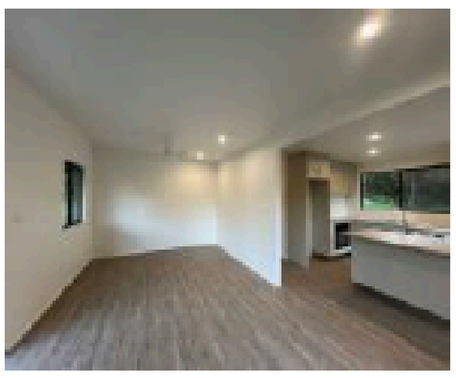
NOTE: The above figures may vary due to changing market conditions.

Rental Appraisal

Nearby Rental Properties:

31 TUNA ST, VALLA BEACH 2448

2 | 1 | 7



Property Type: House
Area: 4.1 ha
RPD: 157//DP755560

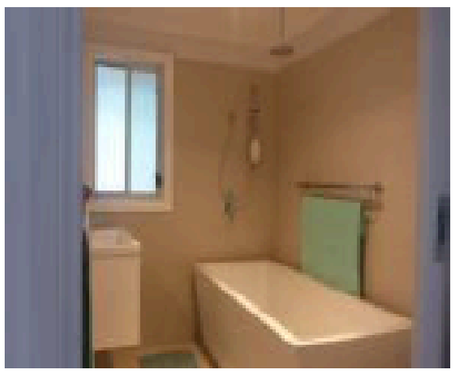
Features:

Current Rent Price: **$495 per week**
First Rent Price: **$495 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **17 Days**

A

217 VALLA RD, VALLA 2448

2 | 1 | 1



Property Type: House
Area: 5.23 ha
RPD: 831//DP736673

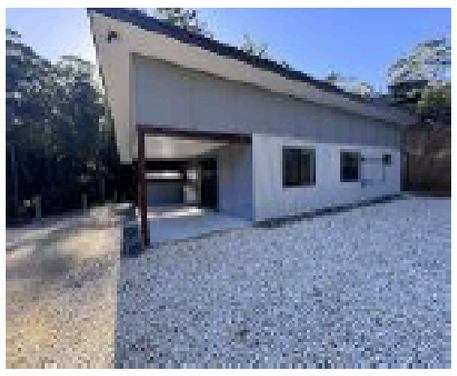
Current Rent Price: **$520 per week**
First Rent Price: **$520 per week**
Month Listed: **April 2025* (Rented)**
Days on Market: **28 Days**

Features: WALL TYPE: BRICK, ROOF TYPE: TILE, HIGHSET, BRICK AND TILE, DECK, ENSUITE, FIRE PLACE, GARAGE, VERANDAH/DECK, BUILT IN ROBES, ENTERTAINMENT AREA, DAM/S,

B

519A SULLIVANS RD, VALLA 2448

2 | 1 | -



Property Type: House
Area: 2.13 ha
RPD: 1//DP1139858

Features:

Current Rent Price: **$500 Per Week**
First Rent Price: **$500 Per Week**
Month Listed: **March 2025* (Rented)**
Days on Market: **40 Days**

C

335 - 355 Valla Road, Valla

Converted Shed

(SUBJECT TO OCCUPATION CERTIFICATE FROM COUNCIL)

By comparing three rentals nearby, we estimate the above property could achieve a **weekly** rental income of:

$450 - $500

NOTE: The above figures may vary due to changing market conditions.

Comparable Sold Properties



35 Auld Close, Valla

Sold: $1,200,000

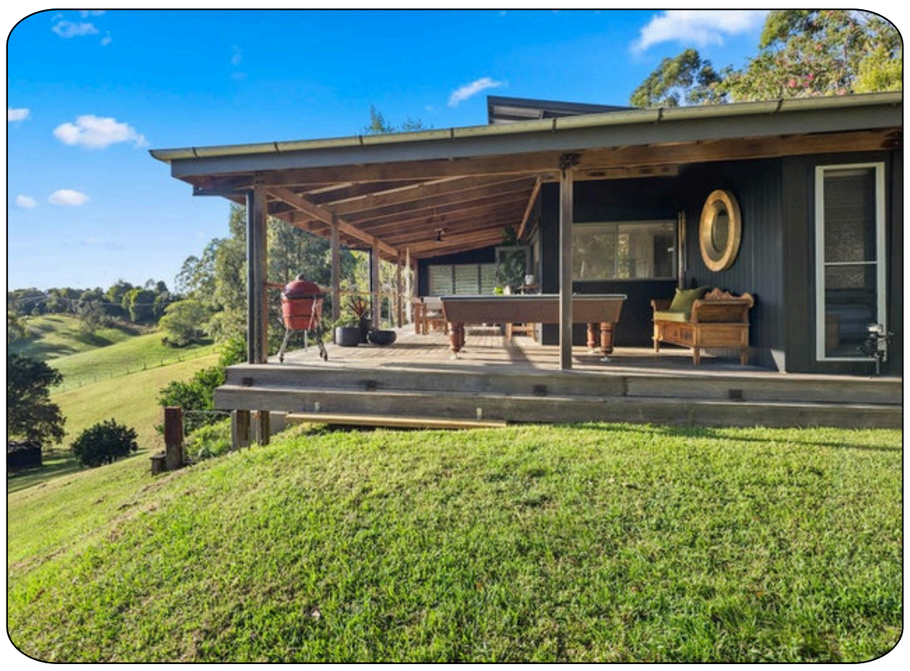
4 | 2 | 8 | 1.08 ha



43 Hollings Close, Valla

Sold: $1,250,000

2 | 2 | 4 | 3.15 ha



138 Newee Creek Road, Newee Creek

Sold: $1,350,000

5 | 3 | 5 | 1 ha

Formal Offer Form

Property: 335 - 355 Valla Road, Valla

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: **serena@cbea.com.au I mikayla@cbea.com.au**

Offer price:_____ __% deposit:_____

Finance:

☐ I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
☐ I **require finance** (in full or part). **I have** ☐ pre-approval ☐ to arrange finance

Conditions: *(please tick all that apply)*

☐ Pest and building inspection required
☐ Need to sell another property to complete this purchase
↳ Is the property currently on the market? ☐ *yes* ☐ *no*

Additional conditions/information:

Settlement period:

42 days after contracts have exchanged.
Do you require a different settlement period? ☐ *yes* ☐ *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign:_____ Date:_____

This form is an offer to purchase the above property and all fixtures and fittings at the time of inspection (unless otherwise stated in the Contract). Your offer is subject to the conditions you set out above. **Please submit via text or email to Serena or Mikayla.**



Disclaimer:
All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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