

# 1 Flatley Drive, Clunes, NSW 2480

TIM MILLER  
REAL ESTATE

## House For Sale

Tuesday, 27 February 2024

1 Flatley Drive, Clunes, NSW 2480

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Tim Miller

0411757425

## Price guide \$1,495,000

A beautiful contemporary home designed with simplicity and durability in mind to be comfortable and low maintenance while also taking advantage of the properties panoramic valley views. Completely private, the property is set upon 2.5 easily managed acres in a prime location with ample space to create an idyllic lifestyle and a large separate studio/work space already in place. Located a short walking distance of the Clunes General Store and Cafe this property offers a peaceful rural retreat in in the heart of Clunes Village with commercial use possible subject to council approval. • Simplicity in design with a large open living space that offers versatility. • Uninterrupted panoramic views of the valley from the living room and main bedroom. • Large timber deck with 'Ziptrack' lockable screens provides additional living space. • Two generous bedrooms with a third separate bedroom/office in the main house. • Modern well-equipped kitchen with stone bench tops and quality appliances. • Lovely bathroom with a free standing stone bathtub. • Reverse cycle air-conditioning; DC ceiling fans; 'Crimsafe' on all windows and doors. • Beautiful large studio/workspace with a bathroom and wide covered deck with views. • Excellent sustainability with a huge 10.4kW solar PV system and solar hot water. • Lockable storage shed; automatic solar gate; NBN available. • Large double carport; securely fully fenced for pets and children. • Lush lawns with a fire-pit; five vegetable gardens. • Thoughtfully landscaped with established native gardens. • Easily managed, gently sloped land with a large section of forest. • Perfect northerly aspect with views to the east. • 25 minute scenic drive to Byron Bay; 12 minutes to Bangalow.