

**1039 Wallanbah Road, Gloucester, NSW 2422**



**Sold Lifestyle**

Friday, 8 September 2023

1039 Wallanbah Road, Gloucester, NSW 2422

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 84 m2**

**Type: Lifestyle**



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**\$1,855,000**

Here is an opportunity for you to own a diverse and unique property in the Barrington Coast region. Perfect for establishing an eco retreat (stca) whilst maintaining your own peace and privacy in the architect designed home which was designed for entertaining. There are multiple, ridgetop locations for cabins with expansive views, and rainforest pockets with tall timbers and natural springs. Diversify your income and run a small herd of up to 30 head on the 50 plus, cleared acres comprising of Setaria, Rhodes, Kykuyu and native grasses. Large dam with solar pump, plus 250m of the Wallamba river at the front of the property. • Master bedroom with cedar shutters, walk in robe with sensor light • Ensuite with double shower, under floor heating and heated towel rail • 2 queen size bedrooms at opposite end with built in robes. • All rooms have access to deck • Industrial Country style kitchen with Miele appliances and Caesar stone benchtops. • Combined kitchen, dining and living area with views. • Double sided combustion wood heater in main living and second enclosed private lounge with large built in book shelves. • Family bathroom with spa bath and underfloor heating. • Office/4th bedroom with built in shelving and Cel-Fi-go Telstra signal booster. • Television antenna/Free to air TV available • Walk in pantry/store room with sensor light. • Laundry/Mudroom with underfloor heating, Caesar stone bench and built in pantry. • Fully insulated, tinted windows with internal rollar blinds and drop down external awnings on western side. • Ceiling fans throughout. • Ducted r/c a/c to all rooms 12kw Daiken System. • 6kw Solar power system • Solar hot water. • 7m inground mineral pool • External 15amp aux generator outlet. • 97,000 litre rainwater tank with first flush system and water filter. • 2000 litre holding tank for orchard drip feed system. • Large dam with Lorenze solar pump. • 12m x 9m drive through machinery shed with sliding timber barn doors. • Work bench, tool room and store room. • 3m x 9m studio with a/c • Large carport • Single, insulated lock up dog kennel. • Chicken coop and enclosed vegetable garden. • Herb garden. • Covered wood store. For more information or to book a private inspection contact Kristy Markham on 0408 643 328 or Olivia Harris 0432 088 234. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.