

# 106/265 Martin Road, Larnook, NSW 2480



## Sold House

Friday, 3 May 2024

106/265 Martin Road, Larnook, NSW 2480

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 8093 m2**

**Type: House**



Jacqui Smith  
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## Contact agent

Situated on an elevated 2 acres in the Billen Cliffs strata titled village, this stunning craftsman-built home will surprise and delight you. Everywhere you look there is a creative, welcoming 'nook', an artistic landscape or architectural element, or a thoughtful environmental feature - and all this on beautifully gardened land, taking in views of the rocky outcrops of the Billen Cliffs and out to the Mackellar Ranges. The home is constructed of sand, sawdust and cement and stands in a commanding position on the upper plateau of the elevated block. It is comprised of 2 x bedrooms and 1 x bathroom, a gorgeous deck, magnificent separate studio, a brand-new double garage, carport and the piece de resistance.... a newly installed 38,000L "Naked Pool" AKA "Natural Swimming Pool" which uses copper, silver and a tiny bit of salt to give you clean unchlorinated fresh water. Far too many features to describe here, the home is spacious and a delight to the eye. But it is also functional, with a large, recently renovated kitchen featuring stunning timber benchtops, windows on 3 sides and beautiful views. The living room is light-filled and cosy with a woodfire for winter and reverse cycle air-con for the summer months. The 2 bedrooms each have private entrances. The master bedroom has a walk-in wardrobe with no expense spared on draws and benchtops. The separate studio is large and window laden. This comfortable area has been converted to a fantastic man cave/art studio/guest room. With a wall of built-in cupboards, there is plenty of storage space and an air-con caters for all season's temperatures. A fabulous food-growing, fenced garden with arches of vines and raised veggie plots along with a lengthy list of established fruit trees will keep you fed all year round. A 6kw solar system with 24 gel batteries, abundant water storage, full insulation, screens throughout. You name it, it's there with all the big-ticket items covered! \* school bus to local schools incl. Steiner\* 30 mins. to Lismore and Nimbin\* 20 mins. to Kyogle Billen Cliffs is a fabulous family-friendly community with its own community hall, art space and internal coffee club and shop. Reap the benefits of a rural environment within a socially active community. To read about the community go to [billencliffs.org.au](http://billencliffs.org.au) As Billen Cliffs is a wildlife sanctuary, cats and dogs are not welcome. Call Jacqui to arrange an inspection. You won't be disappointed with this one.