

1148 Tuntable Creek Road, Nimbin, NSW 2480



Acreage For Sale

Thursday, 21 December 2023

1148 Tuntable Creek Road, Nimbin, NSW 2480

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 6 m2

Type: Acreage



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\$995,000

When looking to purchase a country acreage the most usual considerations are the lay of the land, the type and condition of the dwelling, the ambiance (which is usually tied to the property's outlook), and finally the value for money. The Land: This gorgeous property ticks all these boxes and more! Set in a totally private portion of 'The Hill' on Tuntable Creek Road, from the time you gently wind down the tree-lined driveway to the abode you will know you're in a property of distinction. The 15 acres (6.03 ha) of rich volcanic land with a large dam at its base is easy to maintain with mature rainforest pockets on any slightly steeper sections of the land, and lawned clearings or mature fruit/nut tree plantations on the bulk of the pretty acreage. For example, apart from an array of food trees and gardens, there are 100 lychee trees and 95 pecan trees. The Dwelling's Specs: For the astute purchaser with a knowledge and appreciation of architectural genres, this home is exceptional! The classic 1980's multi-level brick abode is borne out of the Bauhaus School of Design, and this is a beautifully maintained and presented example. Reminiscent of upmarket homes in prestigious leafy suburbs of areas such as Sydney's northern regions or of Canberra's elite suburbs - these homes are designed using earthy double-brick to complement the lush greenery of their surrounds. They have an emphasis on 'glass curtains' and light-wells to maximise light and the views of nature, and employ the warmth of timbers and contrasting neutral surfaces to create 'organic' architecture. This gorgeous home takes advantage of everything these designs employ - fabulous insulation for ultimate comfort, raked ceilings with exposed beams, flooding light with big views of the acreage, wide entertaining decks and multiple deep patio spaces, opening clerestory windows, clever storage ideas and spacious rooms throughout. This home is set over 4 split-levels with the big living room on the highest level, a slightly 'sunken' kitchen with a lit walk-in-pantry, laundry (with 3rd toilet) and main dual-shower bathroom on another, the 3 carpeted king-sized bedrooms all with double built-ins on a third level, and a massive rumpus room with sealed under-house storage (think wine cellar!) plus its own large patio area at ground level. The primary suit has private patio access and its own ensuite with a huge and inviting spa bath as well as a large walk-in-robe. Whilst the living area and kitchen have floor coverings, the subfloor is made of magnificent tallowwood tongue and groove floorboards; untouched and ready for the savvy renovator to reveal! This home is in original but beautiful move-in-ready condition yet there is certainly scope for the budding designer to alter the interior design through décor & cosmetic changes. However, there are two amazing features you won't want to alter... the amazing atrium leading to the rumpus room, and the quirky and understated use of over-room or stair storage areas to add to the already large capacity storage for linens, suitcases and the like. Such a treat! You could easily update the patina to match current trends, or retain the '80's feel, since the original features are classic and in perfect condition. This one will get the creative juices flowing either way!! Ambiance and Money Value: Between the gorgeous home with its originality & iconic style and the spectacular acreage, this is a truly ambient offering. It is also a home with excellent utility specs including mains power+ 5.2kw feedback solar with battery-ready inverter, 2 water storage systems including 2 x 22,000L concrete tanks fed from the dam via electric pump supplying filtered water for showers/toilets, and another 22,000L concrete tank for filtered roof water for the kitchen. It has air conditioning in most rooms (Panasonic & Dakin anti-allergen), multiple TV and Internet outlets, a slow-combustion heater, dishwasher, and recent professional upgrades to the rumpus room, verandahs and retaining walls. Outside there are 'Sir Walter' turfed lawns, 2 fenced paddocks + milking bails in one, and a 9 x 9m LUG as well as a double carport. The house gardens are quite lovely, and are home to abundant wildlife, including daily visits from the most colourful of birds. The entire property bespeaks the respect for our environment of the current owners. You would expect such a comprehensive offering to be listed at a greater price, but the vendors have made future plans and are highly motivated ... so value for money is certainly assured. Call John Wilcox on 0428 200 288 or Sundai Harrison on 0413 751 184 for your private inspection.