

**135 Borton Road, Tullera, NSW 2480**

**Sold Acreage**

Wednesday, 8 November 2023

135 Borton Road, Tullera, NSW 2480

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 6 m2**

**Type: Acreage**



Katrina Beohm

**\$1,150,000**

Only minutes to town, on the ridge, this private rural paradise is a nature lover's dream! Offering a character-filled family home set amongst beautiful mature gardens in a park-like setting. Here, you feel like you're in a secluded retreat while still having all the conveniences of modern-day life within a short drive.+ Enjoy the wildlife that calls this place home too, there is a family of wallabies, beautiful birds and much more+ The soil is rich red and fertile. So along with the abundance of permanent water supply, you'll be able to really live off the land!+ The low maintenance gardens are luscious and and there are many meandering paths that you can walk along to discover beautiful flowers and wildlife year-round+ You can run a couple of cows or horses in the paddock for your enjoyment too+ Amongst the mature native, exotic, rainforest and fruit trees there is a Frangipani plantation, ripe for propagation; money does grow on trees!+ The moment you enter the property you feel peaceful. The bamboo creates a magical archway as you drive to the house + There are multiple places to sit and soak up the atmosphere whether on the decks or in the garden+ The spacious family room has a wood fire and flows through the entrance room to the dining room+ The central, country-style kitchen offers gas cooking, a dishwasher, timber benches, and a water filter+ There is a second living room with beautiful timber floors, high-raked ceilings and two skylights. It flows out to an enormous north-facing covered deck - the perfect place for year-round entertaining + The main bedroom has its own private deck, walk-in wardrobe and two-way ensuite offering a shower and deep claw foot bath overlooking a tropical garden - you can relax in absolute serenity here + Two more good-sized bedrooms, plus a light and airy loft with windows at each end, providing lovely views over the property; a perfect study area/home office or fourth bedroom+ A second bathroom offers convenience for the whole family. It features a shower, toilet and a gorgeous timber vanity + You can work from home in the adjoining massive 9m x 9m insulated and carpeted Colorbond studio. It has power, a 3m x 3m storage area, a single garage space, and a carport. Plus, a large double carport on the other side of the home, with power and light, big enough to house your caravan, boat or motor home+ There is the huge insulated 9m x 15m shed with power, water and a 15m long lean-to offering an additional 6+ car spaces; ideal to run a multitude of businesses from+ The water supply is basically limitless, with six rainwater tanks providing approximately 80,000L's of storage, two creeks, and five dams (three spring-fed/two creek-fed). The dams at the front of the property are filled with stunning water lilies and lotus plants + Other features include a cleared fenced paddock with a second access point from the road, a horse shelter, a tractor shed, an alfresco/fire pit area overlooking a 10m long fishpond, and plenty of unique gardens offering the potential for a small income (the current owners used to have a nursery) + The adjoining nut farm has been no spray, however, the neighbours have plans to remove the trees turning it back into pasture for cattle and horses+ Conveniently located in a flood-free position on an elevated ridge within a few minutes drive to Lismore, 20 minutes to world heritage rainforest, 35 minutes to Bangalow, 45-50 minutes to the beaches and Byron Bay. Tullera Hall and tennis courts are close by - a great spot to hire for functions and your morning takeaway coffee; while the shops at Modanville are 5 minutes away, Dunoos Sports Club is an easy 10-minute drive, and the famous The Channon Craft Markets are just 15 minutes away. The kids can catch the school bus at the gate to Modanville Primary or to Lismore! A peaceful lifestyle in the sought-after Northern Rivers is what you're seeking, this property has it all! Book your private inspection today to avoid missing this gorgeous 15-acre utopia.