

# 136 Moffatts Road, Billinudgel, NSW 2483

## Acreage For Sale

Wednesday, 31 January 2024

136 Moffatts Road, Billinudgel, NSW 2483

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 5 m2

Type: Acreage



Adam Mangleson  
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Chad Mangleson  
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**\$2,595,000**

Coastal Country living at its easiest. Located in a quiet no through road, just 10 minutes from the beach in the lush rolling countryside this extremely appealing lifestyle property offers the best of rural living with ease of access, peace of mind ownership and year round comfort. Elegantly renovated and re-imagined main home enjoys single level design incorporating the stunning ridgeline aspect. A complete and thorough transformation with wow factor design elements to capture the best of its outstanding elevated position. Of substantial scale the home features wide open plan living, plus a formal media room, 4 spacious bedrooms including a master and guest suite, 3 luxurious bathrooms and fully covered outdoor living/entertaining and viewing areas to connect you seamlessly to the environment of your beautiful private land. Along with capturing the forever changing hinterland and mountain views the home has a reassuring outlook upon the land itself. 12 fully fenced flood free acres with 2 spring fed dams and a mixture of pasture and mature tree lines allow for self sustaining hobby farming, horses and freedom. A welcome addition tucked away with own road access and again with more stunning views is the fully self contained, 1 bedroom, guest retreat. Purposely designed to be fully self sufficient with Lithium battery and off grid solar power array. Suiting its own environmental pocket of the land perfectly, the set-up is ideal for many a purpose. All infrastructure, water storage, fencing and all the land improvements are in great order and thoughtfully established to maximise the benefit to the property overall. This quality property has an understated elegance and feels far away from everything yet is on the doorstep of all this incredible region has to offer.