

139 Molly Milligan Road, Marlo Merrican, NSW 2441



Other For Sale

Friday, 3 November 2023

139 Molly Milligan Road, Marlo Merrican, NSW 2441

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 95 m2

Type: Other



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\$1,050,000

An enchanting and sustainable lifestyle that awaits you here. An impressive, energy-efficient four-bedroom handcrafted home adorned with timber and stone, selected for their enduring quality, low maintenance, and excellent temperature control. Integrated into an off-grid solar power and hot water system, this residence minimizes energy expenses and water consumption. Step inside to experience an open-plan layout characterized by soaring ceilings adorned with locally sourced hardwood. Handcrafted support beams underscore the spaciousness of the design. A generously proportioned family room and a well-appointed kitchen with a beautiful bloodwood countertop. Equipped with a gas cooktop, oven, and a wood-fired stove, it also features a hand-carved red cedar timber table running its length. A formal lounge has beautiful hardwood timber flooring, perfect for unwinding or indulging in your favourite book. Four interesting bedrooms await, each generously sized. An adjoining office, conveniently located near the kitchen, opens onto the northeast-facing rear deck, inviting gentle breezes indoors. The master suite has direct deck access and a staircase leading to "the observatory" – a versatile retreat that can serve as a craft room, yoga space, study, meditation corner, or storage haven. A combined laundry and bathroom space also enjoys stone walls and timber accents, basking in abundant natural light. There is a 11km network of internal tracks throughout the property. From a central path leading to the highest ridge to those winding through a natural rainforest, creek, and picnic area. All tracks are accessible by foot, bike, horse, or vehicle, providing access to all to the wonders of nature on this property. A Conservation Agreement is being implemented to protect the high biodiversity and ecological values into the future. This means you may be eligible to apply for grants with the Biodiversity Conservation Trust in the future. Additional Features: – Furniture included: snooker table, piano, red cedar dining table (built in), 2 sofa and 3 seater lounge, hardwood desk – Four dams, three house tanks, and a header tank – Enclosed vegetable garden with irrigated citrus trees – Orchard boasting mature macadamias, pecans, mangoes, pears, and peaches – A balance of rainforest, natural bushland, and cleared areas – Private 800m driveway from road to house – Gravity-fed water system within the residence – Open timber machinery shed and lock-up shed – Double carport – Multiple decks and entertaining zones – Satellite internet, landline phone, free-to-air TV, and radio services available – Nearest primary school: Rollands Plains Upper Public School (11km) Locally – Buses are available to surrounding Port Macquarie from Rolland Plains Rd – 45 minutes to Port Macquarie & Wauchope – 40 minutes to Kempsey – 20 minutes to Telegraph Point Council Rates: \$1368 p/a approx Rent potential: \$550-\$600pw Call Jenny Magill on 0490 403 051 to arrange a private inspection. DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.