

1552 Colling Road, Elands, NSW 2429

Garry Knapp Realty

Lifestyle For Sale

Thursday, 29 February 2024

1552 Colling Road, Elands, NSW 2429

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 16 m2

Type: Lifestyle



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Expressions of Interest

Behind this garden gate, hidden from prying eyes awaits a very private, truly tranquil and my vendors say, "mystical" abode. 1552 Colling Road is a charming convivial 3 bedroom homestead established high on the Bulga Plateau on a sunny 40 acre block looking north with eyewatering views. It is not exactly a cottage, but it has much of the charm of a cottage, its gardens are captivating, birds of all colours and calls abound...you feel the warmth and mellow comfort that only dappled sunlight can provide. Seasons are signaled by the cluster of handsome deciduous trees including beautiful Liquid Ambers producing scarlet autumnal displays over the most glorious northern canvas. This property offers so many vistas and moods, close to the homestead it is, almost parklike flowing in all directions towards the sun, in its outer reaches as it flows into the forest it has a rich primal atmosphere. It all depends on the time and the mood of mother nature, from misty morning cloud to fine soft and sensual afternoon rain, on occasions theatrical thunder, lightning and swirling wind..... come evening flaming scarlet red sunsets that stun the senses and at days end, replaced by a glorious light show that is the milky way, billions of distant stars twinkling like glow worms that light up the night sky... and at Colling Cottage it feels it's just for you. If you're genuinely looking to escape the rat race, either permanently or simply on occasions for some rest and recreation, this property is fit for purpose. It's big enough to be the quintessential hobby farm and home, but not so big as to be too much to manage as the holiday bolt hole. You will see from the photo gallery the homestead is convivial and comfortable it has nice volume and flows out to a north facing wraparound verandah that runs across the entire northern front. It is on the grid, has a sound septic system and the décor is smart and tidy with all the important home comforts. There is an inviting mancave style shed garage. The kind of place I love to head to on a drizzly Sunday afternoon. You know, to rub in some linseed oil on a nice piece of timber or shave an edge with dad's old Stanley. In addition, there are a number of other useful structures for wood stacks and farm toys. There are never enough of these kinds of sheds. In addition, there is a large spring fed dam ensuring water security and a place to cool off in summer. These are some but not all of the attributes of this property. I have focused on that which will encourage you to dig deeper. I see a lot of this kind of property, and this is a keeper. It's all about how it feels. This one will encourage you to slow down, read a book (or write a book), recalibrate and surrender to the pace and natural beauty of your surroundings. In short, it may add years to your life. To appreciate it fully you simply must come see it. It's just an easy morning drive from Sydney CBD. To encourage you to do that check out the features listed below. The vendors are inviting Expressions of Interest. For more information or a price guide call the exclusive Agent. The property will be open for inspections most Sundays at 1pm but please call the agent to inform your intention to attend. Private inspections can be arranged. See Features

- Only one kilometer from the intersection at the top of Bulga Road and 5 minutes from Elands General Store / Café / Post Office and the tourist mecca of Ellenborough Falls.
- 25 acres more or less in 2 fully fenced North facing paddocks of easy contour arable & clear. Ideal for horses and livestock plus a 2 acre house paddock. Plus at least 13 acres of Native timber.
- Ample water storage 34,000 liters main water tank and 5,000L second tank. Plus a large spring fed dam.
- There are mature lime, peach, cumquat, mango, grapefruit, macadamia, black walnut, avocado and guava trees plus a number of deciduous feature trees including liquid ambers.
- Lush, established gardens around the home.
- A covered wrap-around verandah with Northerly aspect out to distant mountains.
- Beautiful Native hardwood Brushbox, (ultra hardwearing) flooring throughout the home
- Updated modern kitchen.
- Reverse Cycle Air-conditioning and ceiling fan in main bedroom.
- Functional convivial and effective, slow combustion wood fire. There is heaps of firewood.
- Outside laundry with additional toilet and shower.
- Large Garage/shed with storage plus separate Tractor and wood sheds
- Septic system
- Electricity - on the grid.
- Telstra internet and phone that works well - Vendor works from home and reports no issues (apart from occasionally - it is Telstra, after all!)