

**194 North Bank Road, Bellingen, NSW 2454**



**Sold House**

Wednesday, 20 March 2024

194 North Bank Road, Bellingen, NSW 2454

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 2 m2**

**Type: House**



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Peter Stone

## Contact agent

Dreams will come true for you and your family when you see this magnificent property. Your cleverly designed home enjoys a very private, peaceful, and beautiful riverfront position overlooking the Bellinger River with parkland gardens. The main residence consists of 4 large bedrooms, 2 bathrooms, and a fantastic study ideal for those working from home. This substantial property would not only make a great home, but it would also be ideal for a large family as the lower level would be perfect for the extended relatives, friends, or live-in-help to stay. The spacious kitchen meets all your culinary needs and features Miele appliances, an induction cooktop, large bench tops and opens to the sun-filled dining area. The extensive lounge room is situated next to the open plan kitchen and dining area, overlooking the river and mountains through large 5 metre panoramic windows and a light-filled atrium. There is an additional lounge room located adjacent to the main living area, with external access onto the large outdoor deck and patio. The house has reverse cycle air-conditioning throughout. The upstairs level consists of 3 large bedrooms, a bathroom and sitting room. All bedrooms feature spacious walk-in robes. To complete the main house, there is a second living area located on the lower level that could also be used as a games room or gym, or additional bedroom. There is also a huge double garage connected to the home, along with an office space. The water supply for the main house and shed can be serviced by bore or town water, with two large water tanks located on the property. There is also a 10 kW, three phase solar power array. A charming, self-contained 1 bedroom cottage is also located on the property, with separate road access. The cottage can achieve a rental return of \$400+ per week. It would also be perfect for visiting relatives. Approved by Council, it has been successfully run as a holiday accommodation business. There is a huge machinery/workshop shed with concrete floors which would make a wonderful spot for your classic vehicle collection, an engineering workshop or a woodworker's paradise. A cow or two or a horse or two would easily be managed on the fenced six acres. The easy riverfront access is perfect for you to tie up your fishing boat or to lower your crab traps. This property caters for just about everyone - and by the way, it's flood free! A wonderful property that will suit you, your family, and friends for a very long time. Please ring Peter or Buzz to arrange an inspection at a time that suits. Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice. - The property is set on 6 acres- Close to town with all facilities- Architecturally designed large family home- Solid construction, low maintenance- Extremely solid construction- Polished hardwood floors- Large decks for entertaining- Valley, mountain, and river views- Easy access to the river- Property fully fenced for livestock- 10kw solar array- Solar hot water- Home fully insulated- Reverse cycle air-conditioning- Landscaped private surrounds- Large 14m x 17m shed with 3 phase power- Self-contained 1 bedroom holiday cottage- Separate access and potential income opportunity- Bore water and town water- Parkland gardens with fruit and nut trees- Raised vegetable beds- Will carry a cow or horse or two- Abundant bird and wildlife