

**2360 Wallanbah Road, Firefly, NSW 2429**

**Raine&Horne.**

**Sold Lifestyle**

Wednesday, 6 March 2024

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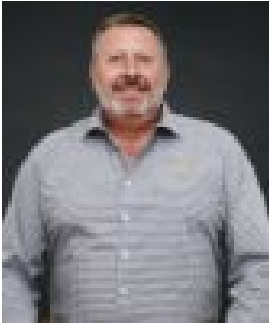
**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Area: 19 m2**

**Type: Lifestyle**



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**\$1,400,000**

This property achieves a very high standard of luxurious country living with two homes on 48 fertile, scenic acres, in a quiet valley location, situated at Firefly just 10 minutes from Krambach, 35 minutes from Gloucester and 30 minutes to the beaches of Forster. This is rural life at its best with too many features to list here. The homes are situated well back from the road in an elevated and private position at the end of a long, tar sealed driveway. The MAIN RESIDENCE has 3 bedrooms and 3 bathrooms. The master bedroom is enormous with plenty of storage, a study nook, and French doors to a private sitting room that opens onto the veranda and overlooks the entertaining deck and valley beyond. Bedroom 2 has an adjoining study and beautiful ensuite. This bedroom opens onto the veranda and overlooks the in-ground saltwater pool and gazebo. The third bedroom has a boxed window that overlooks the garden and pool. There's also huge sun-room overlooking the garden which is setup as a second dining and living room. It has a combination slow combustion wood heater/oven. The chef's kitchen is next level with a Belling oven, steam oven, and loads of bench space including a large central island bench. The kitchen includes an informal meals area and is adjacent to the cosy central lounge/tv room with a slow combustion heater. The entertaining deck is a stand-out feature, perfect for any party or family gathering. It enjoys an amazing outlook over the valley and surrounding farmland. The main residence is connected to the second home by a common roof line. The two dwellings are private from each other separated by a garage for 3 vehicles and carport for at least 3 vehicles. On the roof is a large solar array feeding back into the grid. THE COTTAGE The second home is a delightful and beautifully appointed 2-bedroom cottage that is finished to the highest standard. It has a private patio and courtyard overlooking the farmland to the east. The heart of this home is the spacious open plan lounge/meals/kitchen. Both bedrooms have ceiling fans, built-in wardrobes and French doors. The generous bathroom is disabled friendly and there's a large laundry next to the kitchen. Other features include ducted air-conditioning, a slow combustion wood heater and high ceilings with fans. The cottage has two large water tanks interconnected to main residence. Some of the many other features of this great property include: - Established landscaped gardens edged with walls made of stone from Possum Brush - Secure dog kennel enclosure behind the house - Private outdoor entertaining (private) for both dwellings - Good cattle yards, water tank, container - 4 bay machinery shed close to the road with 3 phase power available (not connected to shed) - Established pastures, gently sloping grazing land, good fencing, and water security from 6 dams - Ample water storage from several large tanks at the houses - The land is large enough and fertile enough to achieve primary producer status Contact Gary Ferris from Raine & Horne Gloucester today to book your inspection. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.