

# 25 Smith Street, Clunes, NSW 2480

TIM MILLER  
REAL ESTATE

## House For Sale

Wednesday, 24 April 2024

25 Smith Street, Clunes, NSW 2480

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2253 m2**

**Type: House**



Tim Miller

## Contact agent

A superb property with a private, elevated home on more than half an acre in a quiet residential street in Clunes village. The 3.5 metre raked ceilings, large windows and sliding glass doors provide the open plan living area with an abundance of natural light, and exposed timber beams and hardwood floors lend the space warmth and character. Leafy green views from the living room and deck provide a tranquil connection to nature and give this home an almost 'tree house' feel, making it a lovely retreat. A beautiful elevated backyard features a grand old fig tree and plenty of space to add a secondary dwelling and/or pool subject to council approval. Positioned at the top of a long driveway, this home offers complete privacy, plenty of space, and the convenience of being an easy walk to the village's wonderful general store and cafe.

- Beautiful, light and airy, open plan living/dining area with large sliding doors to wide decks.
- Well-equipped kitchen with island bench, Westinghouse oven and Bosch induction cooktop.
- Three good-sized bedrooms; two with access to deck with views across the beautiful backyard.
- Luxurious bathroom with a deep, freestanding bath and separate shower.
- Solar power; solar hot water; reverse-cycle air conditioner; Norseman combustion fireplace.
- Huge, private rear yard with a majestic fig tree; vegetable garden and chicken coop.
- 3m x 3m garden shed; town water; lots of under house storage.
- Set well back from a quiet residential street in the heart of the village.
- DA approval in place for an extension and pool; secondary dwelling possible subject to council approval.
- Easy 5 minute walk to Clunes cafe and general store; scenic 12 minute drive to Bangalow.