

2954 Summerland Way, Dilkoon, NSW 2460



Sold Lifestyle

Saturday, 16 December 2023

2954 Summerland Way, Dilkoon, NSW 2460

Bedrooms: 2

Bathrooms: 1

Area: 49 m2

Type: Lifestyle



Melissa Dayes

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\$500,000

Nestled within the picturesque Dilkoon, 2954 Summerland Way is a charming rural property that offers the perfect blend of tranquillity and convenience. This spacious property encompasses 49.44 hectares (approximately 122 acres) of land and provides a serene escape from the hustle and bustle of in-town living. Boasting a rural residential shed that combines comfort and functionality, this property provides the rural living opportunity you have been waiting for. As you step inside, you'll be welcomed by a spacious open shed featuring soaring ceilings and a cosy fireplace, making it the ideal retreat during the cooler months. The living area is more than generous and offers ample room to relax and unwind. Adjacent to this, you'll find a dedicated kitchen area and dining space, generously complemented with numerous windows that frame the picturesque rural views, allowing you to fully immerse yourself in the surroundings. Step outside to the alfresco entertaining area, perfect for hosting gatherings with friends and family, while taking in the tranquillity of the outdoors. Sharing this entertaining space is a one bedroom studio, offering a versatile living arrangement. The studio boasts a study/living space and an additional bedroom, providing the ideal setup for guests or accommodating a dual living scenario. The implementation of windows has not been spared throughout this property which provides light filled rooms and a sense of open spaces. The separate bathroom features an open shower, toilet, and combined laundry, ensuring practicality and convenience. For those with a green thumb, multiple growing tunnels are at your disposal, allowing you to cultivate your own fresh fruit and vegetables right on the property. A small orchard with a number of different fruit trees is irrigated and screened. As a bonus for the handy individuals, a generously sized shed offers ample storage space and serves as a workshop area for all your tinkering and storage needs. Small cattle yards are included in the sale of this property. Enjoy peace of mind with ample rain water storage, two dams and a fire protection sprinkler system on and around the house. The property is self-sufficient with solar power and water, so you can start living your off-grid lifestyle from day one. Water is plentiful here with Sportsman Creek running through the property along with three water holes. Prospective purchasers can appreciate that there is a building entitlement in place and the opportunity of financial grants that are available for the Conservation Area. The Conservation Area has two separate titles, so there is a ready possibility to sell the back block if the prospective purchaser desires. Council rates are approximately \$1,000p/a. The pristine land offers endless possibilities for outdoor enthusiasts, hobby farmers, or those seeking a peaceful retreat. For the current owner this parcel of rural land has evolved from a personal endeavour into a Wild Refuge assessed as having "High Conservation Value." The property was given the name 'Urimbirra,' a Wiradjuri word meaning 'to take care of or preserve.' Post flora and fauna studies being carried out, the 30 hectares bordering the creek officially became the 'Sportsmans Creek Conservation Area' in 2012. Through this over the years the property has been used as a wildlife sanctuary and for wildlife rehabilitation, education and recreation. It is important to note that there is a conservation agreement in place. It is important to note that the Wildlife Refuge is now considered a Freehold Title of 40 acres around the residence. Enjoy the convenience, Dilkoon is located 20km to the north of Grafton, in proximity to the quiet village of Lawrence along the Clarence River. This charming area of Lawrence offers convenient access to the ferry crossing over the river, connecting you to the road leading to Yamba and the northbound motorway to the Gold Coast, as well as the southbound route to Sydney. Dilkoon is positioned between the towns of Casino and Grafton, situated along the scenic Summerland Way in New South Wales. Lovers of all things conservation and wildlife will appreciate the abundance of birdlife and all that comes within. Within the property, you'll find recovering open eucalypt woodland dominated by prominent species like large-leaved spotted gum, red ironbark, and swamp box. This habitat serves as a breeding ground for various species, including rufous bettongs, long-nosed bandicoots, yellow-footed antechinus, squirrel gliders, and brush-tailed phascogales. In the Conservation Area, the flora is characterised by narrow-leaved angophora, flooded gum, and red bloodwood, offering a suitable environment for barking owls, carpet pythons, yellow-bellied gliders, and green-thighed frogs. Additionally, several billabongs within the area are home to Macquarie turtles, water rats, and an assortment of frog species, including the great barred, northern banjo, and Freycinet's rocket frogs. Notably, surveys conducted so far have identified a remarkable total of 16 threatened species out of the 650 catalogued, including an impressive array of 70 moth and butterfly species. This rural haven promises a lifestyle that combines comfort, space, and the beauty of nature, making it a must-see for those seeking a rural retreat with endless possibilities. For more information or to declare your interest contact Melissa Dayes on 0467 000 447. 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