

3/321 Blackhorse Road, Eden Creek, NSW 2474



Acreage For Sale

Wednesday, 8 May 2024

3/321 Blackhorse Road, Eden Creek, NSW 2474

Bedrooms: 2

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Acreage



Jacqui Smith
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\$470,000

Just 15 minutes from the picturesque Country town of Kyogle is this Beautiful off-grid property situated within the Blackhorse Community . This share offers 2ha of superbly maintained land for your exclusive use, complete with multiple fruit trees, a covered chook yard, netted vegetable plot and plenty of scope for a sustainable lifestyle. A beautiful timber home with separate studio and double garage complete the picture. THE HOME: The newly renovated 1 bedroom, hardwood home is immaculately presented and captures the morning sun and stunning views across the valley from the large deck that runs along the eastern side with frequent morning visits from the king parrots . This deck is a superb place to entertain or just to wile away the hours, immersed in the peace and tranquility of the natural surroundings. The home is fully insulated and the high cathedral ceilings with exposed beams and timber floors throughout add charm and spaciousness. The KITCHEN/LIVING ROOM opens onto the deck through 2 sets of sliding glass doors. The kitchen has a gas stove, timber cupboards and includes a SHARP Hybrid fridge/freezer that is compatible with the solar. The living room has windows on 3 sides flooding it with light. A combustion heater with stove top, oven and wetback (water heater) is centrally positioned keeping the home cosy through the cool winter nights. The BEDROOM is situated in the S/E corner and opens to the verandah through sliding glass doors. Light-filled and sizeable it is a private and quiet place to rest. The BATHROOM has 2 entries acting as an ensuite to the bedroom as well as being accessible from the living room. Freshly renovated, it has slate floors, shower and flush toilet. Plumbing is also in place for a washing machine. THE STUDIO: A self contained separate cabin is positioned privately to the rear of the home. It has 2 rooms with a small verandah running along the southern side and a bathroom with shower and flush toilet. A sink, bar fridge and bench space suitable for a small stove top, mean that your guests can cater for themselves if desired. Alternatively, this space has been used as a massage clinic very successfully. NBN satellite is connected to the studio for use from both dwellings. THE DOUBLE GARAGE: This is no ordinary Colorbond shed. In keeping with the look of the property, this garage is built from hardwood and has beautiful barn doors that add an old worldly charm to the building. Cement floors make for a great workshop or simply a protected place to park your vehicles. Blackhorse Community is 1000 acres in total, occupying the end of the valley and the headwaters of Blackhorse Creek. This is rainforest country, with stunning walks at your doorstep where you will find an abundance of fungi, flora and fauna and plenty of creek access to cool off in the summer months. A beautiful walk and gentle climb takes you to the waterfalls and swim holes on the Ridge. The diverse community comes together often for gatherings including pizza nights, Sunday Breakfasts, garden club, bi monthly community meetings and occasional parties, the most recent being Blackhorse Community celebrating its 40th birthday in 2023.* Completely off-grid * 18 mth old 10.65kw solar system* Victron Pylotech Lithium batteries and 48V inverter* Rainwater tanks - 2 x22kl, 4 x 15kl, 1 x 10kl = 114,00 litres in total* A dam needs work but is situated at the top of the land.* Close to local schools and also a wonderful and thriving Home School community in town. In the interest of protecting native wildlife CATS AND DOGS ARE NOT PERMITTED TO LIVE ON THE COMMUNITY. If living sustainably, surrounded by natural beauty, is something you're dreaming of then look no further. INSPECTIONS WILL BE HELD ON FRIDAYS AT 3PM. BE SURE TO CONTACT JACQUI ON 0439 15 6666 TO REGISTER YOUR ATTENDANCE.