

# 31 Scotchman Road, Bellingen, NSW 2454

## Sold House

Tuesday, 15 August 2023

31 Scotchman Road, Bellingen, NSW 2454

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 3 m2

Type: House



ANDREW PERROT

**\$2,400,000**

Please contact Andrew Perrot for a price indication, a floor plan or to arrange a private inspection - 0428195664. A beautifully designed home (featured in coastal magazine)...Enviably mountain views...Studio accommodation... Walking distance to the heart of town...A large parcel of land, maintainable gardens and majestic trees, make this property very private...Let's start the tour at the heart of the home; This expansive open plan living space has luxurious high ceilings and a fantastic flow. Obviously spacious, but quietly comfortable, a peaceful outlook all round. The kitchen is all quality, perfect for entertaining, as is the deck, day or night, it's a great spot to unwind and take in those famous Bellingen views we all love. The master bedroom is large and separate with a private outlook and your own personal timber deck. There is a spacious ensuite and a generous walk-in that will help keep your life organised. There are two good sized bedrooms also enjoying the mountain vista, both with built-ins, close by the main bathroom and open out onto the timber deck. There is a private media room for some movie magic, a very practical and modern office and gym room. The studio is separate to the main home with private access. The kitchen, dining and lounge are one, the bedroom and ensuite are spacious. There is an enclosed balcony to enjoy the songs of the frequenting birdlife. Perfect for family, friends or a very spoilt teenager. The gardens are established and organic with an abundance of fruit trees all helping to preserve the privacy and space enjoyed by your amazing property. An easy walk to the centre of Bellingen, amazing rivers, colourful markets, cafes, restaurants, and a golf course begging you to take on the challenge. A little further you can go for a stroll on some of the most beautiful beaches on the NSW Coastline. It's rare to find so much space and privacy, so close to the heart of town, an extremely special property, very unique to Bellingen! Additional Features: Fully integrated and ducted reverse-cycle air conditioning. Fully insulated roof space. External walls all double brick. 27 new Solar panels. New roof, downpipes and leave-guard. New energy saving lights on dimmer switches throughout the home. Fully integrated dishwasher. New 700 mm wide electric Smeg oven & gas cooktop with retractable exhaust fan. Slow combustion wood fireplace in main room. Fully insect-screened deck off main living room for summer living. Double glazed windows with insect screens. All doors and windows custom built in red cedar. Cottage has its own reverse cycle air conditioning and laundry room. Cottage has a fully enclosed insect-screened deck. House and cottage freshly painted inside and out. On town water. Two large water storage tanks under main deck. Well maintained and low maintenance native species garden with 3 mango trees, lychees, lemons and limes, all organic and has not been treated with pesticides for over 23 years. On the Bellingen Property website we offer a link to local businesses, schools, sporting groups etc. called Bellingen Connections. If you are looking for a trade, architect, school or restaurant to enjoy or simply want to see what's on offer in Bellingen copy the following link and take a look: <https://bellingenproperty.com.au/connections> The information contained on each individual property for sale has been gathered from the vendor of the property and professional service providers. We cannot verify or guarantee its accuracy either way. Prospective purchasers must rely on their own enquiries and should verify accuracy of information before proceeding with a purchase.