

# 316 Kalang Road, Bellingen, NSW 2454

## Other For Sale

Thursday, 15 February 2024

316 Kalang Road, Bellingen, NSW 2454

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 12 m2

Type: Other



Tennille Cardow  
0458218563

**\$1.95m - \$2.1m**

This property is a rare gem, boasting a range of features that are almost impossible to achieve in one place: acreage, privacy, spectacular swimming holes, views, all within just moments of Bellingen's CBD. The perfectly private 31-acre (12.37 ha) property is ideally located just 4 minutes (2.8km) drive from the centre of Bellingen. It offers an architect-designed passive solar mudbrick home with 4 bedrooms, 2 bathrooms, and a 2-carport home, as well as a separate powered Colourbond shed and private access to the Kalang River. The home is situated on an incredible ridge-top position, offering northerly mountain views over the fertile Kalang River flats. Enjoy a cooling swim in the river, with over 600m of river frontage, fish, or simply sit on the riverbank and read a book in the serene atmosphere. The majority of the land is cleared and currently used for cattle and is ideal for horses, making it the perfect property for many "Wishlist's" of acres close to Bellingen. Despite its proximity to Bellingen's cafes, boutiques, clubs, pub, etc., the privacy is delightful and it's hard to believe you are just four minutes' drive away. As you drive into the Kalang Valley, you will enjoy the feeling of leaving the rest of the world behind and entering your own private country paradise. The property is easily accessible via a sealed road from Bellingen's town centre. When you arrive, you'll find a comfortable home in a private position, suitable for a large family due to the separated East and West wings. The grand entry, mountain views, architect-designed high ceilings, timber, and lots of windows to allow natural light all combine to create a sense of luxury. Inside the home, the large modern country kitchen features quality stone and oak bench tops, 2 stove Belling Cooker with gas cook top and a walk-in pantry. Louvre windows, and timber-lined cathedral ceilings are a feature throughout this home. The two living areas both feature French and sliding doors that access the verandah and house yard beyond and look out to the below paddock, serene mountain and densely populated tree backdrop which is a feature of this unique property. Reverse cycle air conditioning, slow combustion log burners for the cooler months, and ceiling fans throughout the home provide year-round comfort. Outside, there's plenty of space for the kids and pets to run around, and perfect for family gatherings around the fire pit as you watch the sun go down and listen to the orchestra of unique amphibian species. A mature lone red cedar tree provides shade from the northerly aspect in the warmer months and is the perfect spot for soaking up the surrounds of the mountains, rare bird species, and marsupials. The property is fully fenced, with six paddocks, and further showcases a 1.5kw solar power system, 2 stall stable, tack room, and cattle yards. There is also a well maintained metal stock-yard with new cattle crush and loading ramp. This property is perfect for anyone with an interest in being self-sufficient. It has a large chicken pen, 95,000L rainwater tank for home usage, limitless water from the Kalang River, a large veggie garden with new cedar potting shed, and a 'food forest' that includes jackfruit, banana, Atherton almond, Davidson plum, citrus, and more. The property also boasts its own natural rainforest on the west of the property and is surrounded by mature exotic and subtropical tree species, bunya pines and your own stand of mature QLD Kauri Pines. Services include a landline, mobile phone antenna, wifi and ethernet throughout the house and transmitters to the sheds. NBN satellite internet and satellite Foxtel infrastructure are included, and the current owners use Starlink™ for exceptional multimedia streaming services and working from home. In summary, this magical property with exceptional Kalang River frontage in the Kalang Valley offers privacy, peace, and quiet, just 4 mins' drive from Bellingen, 25 minutes to the surf beaches, 30 minutes to world heritage Dorrigo National Park and the popular Dangar Falls, and 35 minutes to Coffs Harbour airport for direct links to popular Australian capital cities. If you are in the market for a tree change from the hustle and bustle from stressful city life this property must be viewed to be fully appreciated, call Tennille Cardow on 0458 218 563 to arrange a time that suits you.