

# 4/345 Tuntable Falls Road, Nimbin, NSW 2480



## Sold Acreage

Tuesday, 20 February 2024

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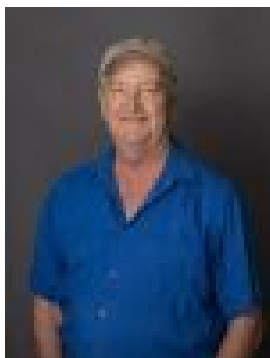
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5000 m2**

**Type: Acreage**



John Wilcox  
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## Contact agent

When it comes to beautiful homes and properties, this one is an absolute standout! Built in 2009 by a well-respected local tradesperson, craftsman and sculptor, this gorgeous and exceptionally spacious home takes advantage of one of the best panoramic north-facing views of the Nimbin area. A quality and cleverly planned build, it has a minimalist Scandinavian-inspired edge to its design. Immaculately presented inside and out, this spectacular home has many bespoke features and the owners have left no stone unturned in providing every creature-comfort and utility possible. The stylish residence complete with remote guest studio is set among beautifully landscaped gardens and lush lawns, surrounded by mature trees, shrubs and lovely garden sculptures – many of which will stay on the property. The easy maintenance 5000m<sup>2</sup> block rests on a plateau-ridge affording big views from both the north and the south-west of the property. Lot 4 is one of only 9 shares in a beautifully maintained Company-Title community, with only 5 lots having residences. This ensures private and peaceful living which can't be built out. The two-bedroom 2 bathroom residence plus a 1 bed 1 bath studio are both air-conditioned, but also have numerous modern louvred windows and full insect screening for cross-ventilation. The white interior colour palette with black window accents and stainless-steel fittings is bright and sophisticated – perfect for a 'pop' od artwork to be displayed, and the 'blonde' polished hardwood floating flooring throughout the expansive rooms completes the look. But it's the design of the home and its attention to maximising the views which stands out from the crowd. Not just a divided rectangular floorplan, the offset rooms with an almost 3metre ceiling height throughout gives the 247m<sup>2</sup> under roof space the feel of a much bigger home. The home has a large, attached garage & designated laundry with an electric opening door for all-weather convenience, and the studio has a carport attached. With its own wide entry space the open-plan living area has two triple opening sliding doors leading out to a deep covered entertaining outdoor space, and the dining space has an enormous 'picture window' framing the magnificent views of Blue Knob Mountain as well as an in-wall stainless mounted gas fireplace. With 'tons' of storage space the long and spacious kitchen is high-end with stainless steel benching & rangehood, glass splashback, glossy white cabinetry, gas cooktop / electric oven and dishwasher, with the fridge and microwave hidden from the living room by a clever multi-purpose partial partition wall. Both bedrooms are oversized (the primary with a walk-in-robe), and both the bathroom and ensuite are very roomy with contemporary tiling, frameless glass and stainless fittings, again with a minimalist style and colour palette of mainly whites. The second bedroom's design is unique with a 'disappearing' feature-sliding wall and a designated office nook, making its potential use truly multipurpose. Along the north side of the home is a full length patio with adjustable shades, and blocking any sub-tropical heat from the west is the deepest, most utilitarian and oversized 'outdoor room' you could wish for, complete with a full outdoor kitchen including a gas cooktop, an amazing pizza oven and a fireplace. With both areas looking out to world-class views, no description can really do the ambiance of this space any justice! For the savvy purchaser the list of extra inclusions will delight. • Corrugated roof, Blue Board & Concrete slab construction • Solar hot water w/gas booster • Roller Indoor Blinds, Adjustable Outdoor awnings • Lockable Tool Shed / Workshop / Garden room • Permanent connected 4kva Generator in locked housing • 50,000L water tanks + 16,000L Fire-fighter tank (both metal) • Great TV, Internet & Mobile services • 6.6kw Solar System fed to grid • Very reasonable annual Rates (and includes road & dam maintenance) • Peace of mind with a Fire-fighting pump set up to roof & connected to 2 water cannons + 30m hose reel • Lush 'Buffalo' lawns visited daily by wallabies and colourful birdlife • Caged-stone retaining walls and multiple garden sculptures including a water wheel • Use of community land if desired In the interests of protecting native wildlife, DOGS and CATS are NOT permitted on this community. Call John on 0428200288 or Jacqui on 0439 15 6666 to arrange an inspection