

4799 Waterfall Way, Fernbrook, Dorrigo, NSW 2453



Lifestyle For Sale

Monday, 8 January 2024

4799 Waterfall Way, Fernbrook, Dorrigo, NSW 2453

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Lifestyle



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Auction Thursday 8th February 2024

Escape from the world with this hinterland lifestyle opportunity. With views to the Pacific Ocean combined with the rolling green hills, 'Avalon's' scenery is breathtaking. Experience the ambiance and stunning views of this one-of-a-kind gem, conventionally located only a few minutes' drive from the township of Dorrigo. Surrounded by nature, this delightful home features two spacious bedrooms with built in wardrobes - the main could easily be divided into two rooms. The expansive open plan living area has a recently installed reverse cycle air conditioning unit and a fireplace so you can be comfortable all year round. There is brand new carpet in the lounge, new flooring installed in the dining room and kitchen, and new curtains throughout. The property has garage space for one vehicle and a carport space for an additional vehicle or for storing firewood. The large 6m x 10m shed includes a separate, fully insulated and lined workshop space, ideal for craft, as a games room, extra storage or as an office space. Greet the morning sun rising up over the ocean or indulge with a glass of wine and watch the evening mists roll up the mountains from your own viewing area: 'The Platform'. 'The Platform' overlooks the southeastern expanse of the Dorrigo Plateau and would be an ideal place to build a second dwelling, such as a granny flat or studio space, STCA. Take time out and immerse yourself in established gardens with abundant trees and shrubs to inspire your inner 'green thumb'. Wander amongst flourishing hydrangeas, sweet lilac bushes, expansive rhododendrons and camelias, delicate silk trees, abundant citrus, spectacular jacarandas, staghorns, elder flowers, a lemon myrtle, and much more! A fully fenced acreage, the perfect size for a couple of ponies, sheep, or goats. Grow your own food in the veggie patch or utilise the fertile Dorrigo soil in the paddocks which have a good aspect for growing. Dorrigo has an average of over 2000mm rainfall per year, you'll have ample water with two tanks. There's even a chook shed and a dog run for your furry friends. The Dorrigo Plateau is a highly desirable location, with a beautiful year-round climate that celebrates the seasons without the extremes. The rainforests in Dorrigo National Park are part of the Gondwana Rainforests of Australia World Heritage Area - the most extensive strip of diverse rainforest anywhere on earth. Dorrigo has all you need including supermarkets, cafes, pubs, boutique shops, parks, a hospital and medical centre, primary schools, and a high school. 'Avalon' is most definitely a hideaway not far away - be in Coffs Harbour within the hour, vibrant Bellingen in 35 minutes or The University of New England, Armidale in just over an hour. Zoning RU1- Primary Production. Current Bellingen Shire Council rates are \$1,520 p/annum* approx. To arrange a private viewing contact Geneva Isenbert on 0436 865 144 or Kate Carter on 0448 142 749. To be auctioned Thursday 8th February 2023 at noon. Prior offers considered. *Approximately. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.