

**52 Dowle Street, Bellingen, NSW 2454**

openhonline

**House For Sale**

Sunday, 21 April 2024

52 Dowle Street, Bellingen, NSW 2454

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3774 m2**

**Type: House**



Bill Eames

0404844579



Joel Northcott

0417252888

## Expressions of interest invited

The Top 5.....- Desirable and private, walk to town- Large serene near level block with river access- Living space flow to light filled deck- 3 Bedrooms, music room, retreat like features- Separate and spacious multi purpose studio Tell me more.....Near the heart of Bellingen, nestled next to the river you'll find a bespoke and beautifully crafted home with charm and character. A perfect sanctuary for anyone seeking a home-with- heart and a deep connection to nature. Nearly one acre, with a lovely energy flowing from the home and out into the nurtured gardens. Enter the home and feel the warmth and calm. Rich wooden interiors and natural materials make for healthy and relaxing living. Exposed wooden beams and panels, a cozy wood-burning stove, a dining area flowing to a character-filled kitchen and a funky breakfast bar looking out over your deck. A place to relax and enjoy the tranquillity. This ground level also offers a music or guest room, a bedroom with a study nook and a bathroom with natural character. Upstairs you'll discover two additional bedrooms. The separate studio is light-filled, airy space with its own deck - possibilities here! 18 years of tender care have transformed this property into a horticultural paradise. A magical place - calm and meditative, the sound of wind in the bamboo. Gums for koalas, citrus trees and an impossible array of natives and exotics. A quiet spot to sit in the dappled shade, and a natural flow to a grove of natives and onto the river reserve. River access so close to town is rare! Launch from here for a 10minute canoe to the vibrant heart of Bellingen, or onwards to Urunga and the sea. This is not just a house - it's a sanctuary for the soul, a place to nourish body and spirit. Come and experience the magic for yourself. **DISCLAIMER:** We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by