

70 Tilbaroo Rd, Elands, NSW 2429

Garry Knapp Realty

Other For Sale

Tuesday, 13 February 2024

70 Tilbaroo Rd, Elands, NSW 2429

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: Other



Garry Knapp

Expressions of Interest

Opportunity knocks for those seeking a bolt hole for weekend escapes, rest and recreation to recharge the batteries and stimulate the senses. This one is fit for purpose. It has a proven history of great reviews and returns and will earn its keep going forward, while providing an escape for you and the family when it works for you. Or, it can just be your hobby farm without the Air B&B linkage. Set on circa 4.6 acres of easy care land including lush bush and 2 big, cleared paddocks. The property is picture perfect with multiple mature trees including Liquid Amber, providing stunning autumnal displays and, Pecan Nut, Plum, Nectarine, Apple, Nashi Pear, Orange and lemon producing delicious home grown fair. Being just minutes from the tourist honey pot of the world, famous Ellenborough falls, ensures it is much in demand. Please note this is offered as a walk in and walk out deal. For the right price everything needed for continuation of the Air B&B operation will stay in place. Alternatively, just buy as a hobby farm. You choose. The house itself is comprised of 3 spacious bedrooms all with bedding, pillows etc. There is a large open plan living and dining room with smart TV, Wi-Fi and a convivial wood burning pot belly stove. The kitchen is fully equipped with electric stove top and oven, fridge/freezer, microwave, kettle and pantry with knives, forks, plates, coffee mugs etc. The bathroom has a separate shower, bath & toilet. There is a laundry room with washing machine and tub. The property is on the grid and has a 22,500 litre water tank and septic system. There are two sheds (a small and a medium) and a sizable dam (often holding enough water for a cool dip). Satellite NBN is available if you don't want to take over the Vendors Starlink dish. The property at large offers plenty of room to walk and run around with the kids and the dog or just enjoy the quiet space. Locally there are trails leading in all directions of the district if on foot, horse trail, motor bike, mountain bike or 4WD. This property puts on a show every day, whether it's a beautiful sunrise, a misty mountain morning, a flame red sunset or a sky filled with stars, it's full of surprises. Come autumn and the sensational mature Liquid Amber trees provide a breathtaking display of colour fit for a calendar book and there are birds of every kind and colour that create nature's background music. The biodiversity of Elands is a wonder in its own right. The daily visits of Kangaroos, and some days deer, punctuate that you are living in paradise. In the evenings sit around the "bora ring" (outdoor fire pit) and "tell or listen" to yarns of day or yesteryear, while under the twinkling stars of distant galaxies. This is truly the stuff of dreams. The time has come for the Vendors to pass on the custodianship to the next owner and invite Expression of interest for interested parties. For details of viewing, price guides or additional information please call Garry Knapp the Exclusive Agent.