

# 73/265 Martin Road, Larnook, NSW 2480



## Sold Acreage

Wednesday, 8 May 2024

73/265 Martin Road, Larnook, NSW 2480

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1 m2**

**Type: Acreage**



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## Contact agent

Nestled in the foothills of the Billen Cliffs, this much loved family property has more to offer than will fit on the page. This 2.5 acre, strata titled, package is part of the Billen Cliffs Village which provides much in the way of community, farming, wildlife and wilderness. The home and studios are positioned at the top of the land, capturing close views of the cliffs as well as distant views of the Mackellar Ranges, and overlooking the gentle farmland of the property, complete with heart shaped dam. A magnificent pool is also at your doorstep. The home has 3 levels and has undergone many improvements over the last decade. It now features 4 bedrooms, 2 bathrooms, kitchen, living/dining room and plenty of outdoor entertainment areas. The main level houses 2 bedrooms, 1 bathroom, a sleepout (sunroom), kitchen and living room with wide verandahs on all sides. THE LIVING ROOM has polished timber floors and high cathedral ceilings, with sawdust/sand/cement walls and beautiful, recycled antique windows. A woodfire heats the home from here and reverse cycle air conditioning keeps the temperature pleasant in both Summer and Winter. A timber staircase leads from this room to the LOFT, a magical space with a wall of artfully arranged windows that fill the space with light and character and look out over the land. It would make the perfect art space or office, if not required as a 3rd bedroom. THE KITCHEN has been recently renovated. It is light filled with windows on 2 sides and takes in views to the South and West and overlooking the pool. It has a large walk-in pantry, new dishwasher, gas stove and oven and plenty of bench space. The kitchen opens to the verandahs, with a wide entertainment deck where you will be visited by every bird in the region (including wedge-tail eagles and endangered glossy black cockatoos flying overhead) and have your own bird's eye view of the gentle wallabies and their joeys as they relax on your lawn. THE MASTER BEDROOM is large and welcomes the morning sun through its eastern and northern windows. Air conditioning is installed for comfort on those extreme days. THE BATHROOM can be accessed from here via the sleepout as well as from the verandah. THE SECOND BEDROOM is accessed via the kitchen and has windows to the verandah and the sleepout. DOWNSTAIRS is another outdoor entertainment area, especially nice for the summer months. The fourth bedroom opens onto this space and has its own ENSUITE bathroom which also houses the LAUNDRY. A giant 10.7m POOL is a wonderful feature of this property and is only two years old. With a massive aggregate concrete entertainment area, a marquee and HOT SPA, you will never put it to rest. The Quantum pool sanitiser uses UV light as a chemical-free water purifier. On the other side of the pool and quite private from the house is a large 11.8m x 3.1 meter HumpyCo cabin with a 2.4 meter wide covered verandah. It comes complete with compost toilet, its own water tank and pump as well as underground power and internet connected. There are multiple uses for this cabin. A 2nd smaller HumpyCo cabin is at the entrance to the property. It too has underground power and internet connected, as well as its own water tank, pump and large outdoor sink. At 6m x 3.1m with a large covered deck and its own carport, this cabin also lends itself to multiple uses, from art space, to office, to guest room. Both cabins have air conditioning. The land is open and spacious offering many options for usage. Fenced, raised garden beds with greenhouse, garden shed and dedicated water tank, will produce vegies year round, and a lengthy list of established standard and exotic fruit trees will load your table with sweetness every season. A terraced herb garden near the house will keep your cooking seasoned, and flowers everywhere will add colour to your life. \* Mains power with 6kw feed in solar \* 3x carports suitable for tractor and caravan \* 1x lockable garage/shed with high roof Billen is a thriving family friendly community with a wonderful hall where events are frequently held. There is also a shop and morning cafe, and a separate building houses a library and several rooms for meetings, classes and hobbies. Inhabited with a wide range of age groups there's something and someone for everyone. It's a great place to raise kids or to retire. To read up about the village go to [billencliffs.org.au](http://billencliffs.org.au) \* Buses to all local schools including Steiner \* 10 mins to Cawongla General Store \* 20 mins. drive to Kyogle \* 30 mins. drive to Nimbin and Lismore \* 15 mins to the Hanging Rock Falls \* 1.5 hours to Gold Coast Airport This property has endless potential for the whole family. Work from home whilst watching the garden grow with edible produce. Plenty of room for extended family members and plenty of space and serenity to grow wild in. Call Jacqui on 0430 15 6666 to arrange your inspection