

**88 Bellingen Road, Bowraville, NSW 2449**



**Sold Acreage**

Saturday, 2 September 2023

88 Bellingen Road, Bowraville, NSW 2449

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 3 m2**

**Type: Acreage**

## Contact agent

Arriving home to this beautiful versatile and fertile 3.4ha property just 2mins from historical Bowraville will never grow old. Stretching from Bellingen Road to Bowra Creek this property of abundance offers a combination of country self sufficient lifestyle and private conservation sanctuary. A property you will be proud to keep in the family, pass to the next generation, something your children's children will enjoy. Making your way down the driveway from Bellingen Road, provides uninterrupted views of undulating countryside and your very own fertile fully fenced paddocks perfect for your existing animals and livestock, next years crop, or perhaps an adjustment if seeking extra income from your investment. Discreetly, set midway on the holding, at the end of the driveway surrounded by mature gardens and manicured lawns you will find the main residence, encompassing the main 4 bedroom dwelling with wrap around balconies, separate 4 car garage and dual carport with airconditioned home office or alternative teenage retreat. Entering the main residence through the coat room / lobby you are immediately greeted with the feelings of charm and curiosity you expect from a country home built of yester year, large open living and dining spaces with adjacent fully featured country style kitchen the heart of the home, Through out, Cyprus pine floors meet classic French Doors, that instinctively have you seek to open them, expanding spaces to beautiful outside balconies, allowing the beautiful ambience of your new home from the outside, in. The Master Bedroom continues the theme of warm Pine floors and classic French doors that open to an outside balcony revealing truly breath-taking country views. Opening these doors to this view every day is surely a blessing worth experiencing and making your own. Adjacent to the main bedroom you will find an expansive dual room, walkthrough bathroom complete with warm palette with tiling and stain glass features, stainless rain head shower fitting and gorgeous bathtub which opens to your very own private northerly facing balcony via French doors.....taking a bath will simply never be the same. For those creative souls seeking to take advantage of the tranquil energy the property offers a beautiful art / library / music Room, complete with Piano, if you choose, and is featured on the eastern side of the property overlooking the yard towards the fruit orchard and conservation area, perfect to craft those creative, academic or musical aspirations. One of the key features you will enjoy in the home is the separation of the bedrooms and living and activity spaces via Internal doors allowing for energy efficient heating and cooling in addition to quiet enjoyment of the home for the family unit no matter the make up or activity. To ensure the home stays comfortable all year round the property features a combustion heater for those cooler nights and airconditioning when the summer breezes are not quite enough in the summer. Making the property both comfortable and assisting with your overall self-sufficiency the home has been fitted with large solar hot water system and solar power ensuring your family both ample Hot water and reduced operating Costs. Within the fenced backyard you will find the beginnings of your organic food forest with established mature fruit trees including Apple Lime Orange Paw Paw to name a few and a customary chicken coup, ensuring your hens are happy and thus a fresh supply of eggs all year round. Beyond the mature fruit trees and as you approach Bowra Creek the conservation and wildlife experience begins. With a secret Garden like feel follow your way down to the bottom of the property through the track of beautiful trees through the lush green foliage directly to your own access to Bowra Creek and with the addition of approx. 35,000l storage capacity made up of a filtered 25,000l Main water tank with 2 supplementary 5000l water tanks Water security has never been a concern. Bush and Vehicle Trails provide access to the creek where you will find a cleared Reserve perfect for camping and or family BBQs. Grey Gums and Australian natives provide the backdrop to the creek for countless species of birds and wildlife which use the creek daily. Become conservation guardians and both expand and support the biodiversity of this special area. With its close proximity to Bowraville CBD , 15 Minutes to Macksville 20 Minutes to Nambucca Heads beaches don't miss out on a once in a generation opportunity the Locals are excited for. Book your Private inspection today with Simon McPherson 0432 073 130 to fully experience the Beauty Versatility and Fertility this property has to offer. All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research.