

# 853 Bowraville Road, Bellingen, NSW 2454



## Acreage For Sale

Tuesday, 25 June 2024

853 Bowraville Road, Bellingen, NSW 2454

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 17 m2

Type: Acreage



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0400081626



Peter Stone

**\$2,750,000**

If you're in the market for a well-built sandstone home with a second residence, substantial shedding, stables and breathtaking riverfront property, look no further. This superbly finished 5-bedroom sandstone home, complete with a study and multiple living areas, sits on 43 stunning acres 8 kms to Bellingen, NSW, offering an unparalleled lifestyle opportunity amidst natural beauty. Nestled at the top of the property with a commanding northerly aspect, this grand residence boasts outstanding views over the estate and out to the Great Dividing Range. The expansive layout includes five spacious bedrooms, with the master suite providing a parents retreat with its ensuite and walk-in robe. The home features three living areas inside and endless entertaining areas outside on the sweeping verandahs, where you can enjoy the serenity, wildlife, and gentle breezes from the Kalang River. The kitchen, with its fabulous mountain views, is a chef's delight; perfect for creating culinary masterpieces. Additional accommodation is available in a separate 1 bedroom, 2 story studio with full kitchen, ideal for guests or extended family. At the rear of the studio is a full workshop. This spectacular property is meticulously set up for both comfort and functionality. It includes a 12 x 18m main shed including bedroom and bathroom, a 7 x 14m shed with double bay carport and garage, and a 6 x 20m stables, made up of three individual rooms, a managers room and feed room. There is a 50 panel back-to-grid solar system and battery (2 x Tesla Powerwall 2 at 13.5 kWh) and a 16 kVA diesel generator, ensuring you're always powered. The fully fenced property is divided into paddocks ready for livestock and horses. With 1 kilometre of Kalang River frontage, 800 metres of Spicketts Creek, and a very large dam, water is abundant. Navigate your way down the Kalang River all the way to the ocean, enjoying fishing and boating along the way. Located just 8 kilometres from the lovely village of Bellingen, known for its boutique shopping, great coffee, healthy food, and vibrant art and music culture, this property offers the perfect blend of rural tranquillity and community convenience. This exceptional property is a must-see, showcasing unparalleled attention to detail and top-quality finishes. Experience the best of Mid North Coast living at 853 Bowraville Road, Bellingen.

**Notable Features:-** 43 riverfront acres only 8 kilometres from Bellingen- Over 1 kilometre of Kalang River frontage- 800 metres of Spicketts Creek frontage- Superbly finished 5-bedroom sandstone home with a study- Commanding northerly aspect with outstanding views- Sweeping verandahs for outdoor enjoyment- Master suite with ensuite and walk-in robe- Three living areas inside and multiple entertaining areas outside- Separate 1-bedroom studio with workshop attached plus carport- Large sheds and stables: 12 x 18m, 7 x 14m, and 6 x 20m- 40m<sup>2</sup> raised vegetable garden and large fruit forest front garden- 400m fully concreted driveway and turning space- Undercover parking for 6 vehicles- Orchard with 40+ established fruit trees- Own pebble beach on Kalang River- BBQ, swim, kayaking, fishing and glamping- 50 panel back-to-grid solar system, batteries and 16 kVA diesel generator- Fully fenced and energised paddocks for livestock and horses- Large dam feeding tank to house gardens and orchards

**Inspect today and discover all that this extraordinary property has to offer!**

**Additional Highlights:-** Surrounded by nature, the creek, and river, with spectacular 360-degree views- Modern home with extra accommodation and total water and power security - Proximity to Bellingen with good schools, sporting facilities, shopping, and great cafes- Bellingen - a wonderful community to be a part of. Experience the serenity and luxury of this unique riverfront property. Your dream home awaits!