

1 Crawford Lane, Rous Mill, NSW, 2477



Acreage Semi-rural For Sale

Wednesday, 2 October 2024

1 Crawford Lane, Rous Mill, NSW, 2477

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: Acreage Semi-rural



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Exceptional Farmhouse with Macadamia Orchard

This exceptionally restored 1900s farmhouse encapsulates privacy amongst the spectacular 55-acre property. Walking up to the immaculate residence via cool tropical gardens you are greeted by a grand magnolia at the front and a home with a tranquil water feature and large verandahs.

Natural light floods the fully restored home, with timber floors, impressive ceilings, double hung windows and screened French doors. The open plan kitchen, dining, and lounge room are the central focus of the home.

The kitchen with stone bench tops, induction cooktop, range hood, electric oven, dishwasher, and walk in pantry. The outdoor verandah and dining room are connected by a servery window allowing for the inside to flow outside, providing a second dining space. The home offers 3 covered verandahs for all weather conditions.

The generous primary bedroom with ceiling fan + air conditioning has a walk-in robe behind French doors, lavish European ensuite with deep plunge bath, open shower, toilet, and bidet with views from every window across the farm.

Double hung windows and French doors in the two additional bedrooms, are appointed with ceiling fans and share the main bathroom. The fourth room is currently fitted out as a home office and could be used as a bedroom.

Along side the primary suite is a multipurpose room including the laundry with extensive storage and leads to the 3 remote control garages.

The macadamia orchard comprises of approximately 3700 mature trees with 9 x 5 m row spacings, with 3 varieties. The well managed farm consistently achieving 4 tonnes a hectare providing a good return.

- Water rights for usage from Youngmans Creek – Water license 55 & 11 mg
- Bore for stock & domestic (capped for future use)
- House tank inground storage 55,000L (rainwater)
- Shed tanks 20,000L (rainwater), 11,300L (creek water)
- 5 bay storage shed with power
- Solar panels - Biolytic Septic System
- Equipment inclusions on request

Only 10 km from Alstonville, 25km to Ballina's shopping, schools, beaches and CBD, 27kms Ballina Byron Gateway Airport, 32kms to Lennox Head.

This immaculate macadamia property has a traditional farmhouse that highlights privacy and sophistication.

This property is available for inspection at an open home or by appointment. Please feel welcome to contact exclusive agent Gabrielle Thompson 0421 029 162.