

**19/265 Martin Road, Larnook, NSW, 2480**



**Acreage Semi-rural For Sale**

Wednesday, 7 August 2024

19/265 Martin Road, Larnook, NSW, 2480

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: Acreage Semi-rural**



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## 70's Dreaming.

Set at the end of the road in lush sub-tropical surroundings, this bespoke, hand built, hardwood home oozes hippie charm. Situated within the Billen Cliffs Strata Village it has approximately 2 acres of completely private land bordered by a seasonal creek and backing onto a forested hillside.

The solid home has an open plan kitchen/dining//living room with a separate lounge room where the fire place will keep you cosy in winter. The raw timber throughout is free from toxic paints creating a natural and healthy environment in which to live.

The kitchen has plenty of storage and pantry space with serverly windows opening onto the large entertainment deck. This covered deck is a beautiful place to entertain and in the summer months is where you will spend most of your relaxing time.

There are 2 internal bedrooms and a third is accessed from the verandah. One of the bedrooms is upstairs. With windows on 3 sides this attic room is a light-filled and airy space and if not required as a bedroom, would make a fabulous office.

The bathroom is rustic with stone walls and a shower over the bath. The compost toilet is situated a short distance from the house.

The land is dotted with established fruit and nut trees and leads to the valley corner where a seasonal waterfall can be found. A fully enclosed and cemented 60kl dam provides ample water for gardens and could be used for aquaculture if desired.

A large carport and open shed space has room for all your vehicles and materials whilst under the house is a great workshop space.

The home has been vacant for some time now and longs for a new owner to love it up and breathe life back into its lonely walls. Completely off-grid, it has tank water, access to spring water and once upon a time harvested hydro electricity when the creek was flowing. An existing solar system needs rewiring but has a 48 volt inverter and the batteries will suffice initially.

The property is selling 'as is' and the lucky purchaser will gain the multiple tools, machinery and building materials that are included.

Billen Cliffs is a family friendly community with a morning cafe and shop, library and yoga rooms and a large community hall where events are often held.

In the interest of protecting native wildlife there is a NO DOGS AND CATS POLICY.

\* Buses to all local public and private schools including Steiner

\* 38km to Lismore

\* 23km to Kyogle

\* 28km to Nimbin

\* 95km to Gold Coast Airport

In a magical setting and with great bones, add a bit of love and this property will hum to you the tunes of the 70's, when dreams of sustainable living and peace on earth were seeded.

Call Jacqui on 0439 15 6666 to arrange your inspection.