

# 14 Sherringtons Lane, The Pocket, NSW, 2483

## House For Sale

Thursday, 1 August 2024

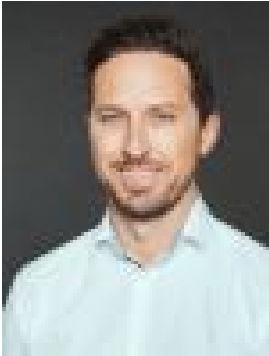
14 Sherringtons Lane, The Pocket, NSW, 2483

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Denzil Lloyd  
0266858466



Jane Johnston  
0266858466

## Private Rainforest Sanctuary with Extensive Nursery Infrastructure

Cocooned in a tranquil 6.07-hectare (15-acre) rainforest enclave, this meticulously designed 3-bedroom, 2-bathroom home offers both privacy and comfort within lush surroundings. Perched on a hill ridge, it provides breathtaking 360-degree valley views.

The expansive living areas feature floor-to-ceiling windows, pitched ceilings, and dual skylights, ensuring an abundance of natural light. The seamless transition between indoors and outdoors is ideal for entertaining, highlighted by a salt-water pool and wooden deck set against tropical gardens and hinterland vistas. The kitchen includes a café-style window opening to the outdoor entertaining area.

The main bedroom, located at one end of the house, includes an ensuite bathroom, walk-in robe, and a versatile space suitable for a sitting room or office. Comfort is ensured year-round with air conditioning, fans and a wood burner fireplace. The thoughtful layout places additional bedrooms and a family room at the opposite end of the home, ensuring privacy for all occupants.

Gardening enthusiasts will appreciate the extensive commercial nursery infrastructure, which includes multiple grow rooms and a valuable water license, offering potential for supplementary income through commercial leasing (approx \$4500 per month + outgoings). There is also potential for further development, such as adding a second residence or cabins (STCA).

The property features a creek perfect for cooling off during warmer months. It offers seclusion while being conveniently located 10 minutes from Ocean Shores, Brunswick Heads, and Mullumbimby, and 30 minutes from Byron Bay.

### Key Features:

- Salt-water pool with hinterland views
- Air-conditioning, ceiling fans, and wood burner fireplace
- Nursery infrastructure with 11 shade houses, potting shed, office with newly renovated kitchenette
- 2 concrete water tanks (over 30,000L each), fed by a 10 mega litre spring-fed bore with high-quality drinking water
- Swimmable creek
- 13.2kW solar system
- Street frontage with potential for secondary dwelling (STCA) and space for tiny homes (RU2 zoning, STCA)
- Recent renovations: polished concrete floors, fresh paint, updated wardrobes, new concrete driveway, freshly sanded and stained timber decks, renovated office, + laundry with combined kitchenette
- Sunrise hinterland views from Master & living room
- Nursery rental appraisal: \$4,500 + GST + outgoings per month
- Newly built bridge for semi-trailer nursery access