

# 25 Scotchman Road, Bellingen, NSW 2454

Warren Weick  
**real**estate

## House For Sale

Sunday, 23 June 2024

25 Scotchman Road, Bellingen, NSW 2454

**Bedrooms:** 4

**Bathrooms:** 3

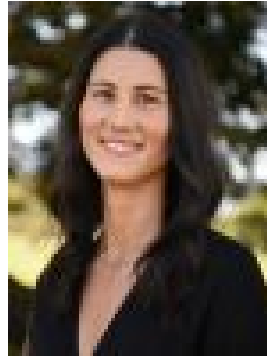
**Parkings:** 2

**Area:** 6070 m2

**Type:** House



Warren Weick



Amy Weick

0423873009

**\$1,250,000**

Nestled within the verdant embrace of Bellingen's idyllic landscape, 25 Scotchman Road stands as a testament to sophisticated rural living, combining contemporary comforts with the charm of country life. This exquisitely renovated abode offers four generously proportioned bedrooms and three minimalistic bathrooms, set against the backdrop of a sprawling 1.5-acre parcel of land. Buyers yearning for a harmonious blend of indoor-outdoor living will be enchanted by the property's expansive north/east-facing patio, perfect for lavish entertaining or tranquil relaxation. The home's thoughtful design promotes a seamless flow with rosewood flooring throughout and open plan dining, a modern kitchen boasting high-end appliances, a Schott Ceran induction stove top, Siemens dishwasher, Miele built-in oven, Miele integrated fridge/freezer, and the inviting living area is equipped with both a Jindara freestanding wood heater and air-conditioning for year-round comfort. The main bedroom is a sanctuary of light and an impressive main bathroom, whilst adjoining an open office, offering flexibility for the work-from-home professional. The lower-level surprises with additional bedrooms, a third bathroom, laundry with outdoor access and another living area with its own entrance, presenting options for multi-generational living or a home business. Accommodation is versatile with a delightful separate studio featuring an en-suite, kitchenette and access off the main patio - an ideal retreat for guests or teenagers and options for holiday letting. This space extends to established gardens, a treasure trove of native flora and fruit trees. Tibouchina, grevillea, lily pilli, agave, murraya, port wine magnolia, navel oranges, lemons, limes, mandarin, mango, finger lime and cumquat. Fully fenced back yard perfect for pets and children to play and explore. Serene private walking paths, crowned by a fire circle set amidst towering tallowwoods with vast natives and an abundance of birdlife, sit and enjoy this tranquil space in peace or create moments with family and friends. Just a 12-minute stroll or 850 meters from Bellingen's vibrant town centre, residents can immerse themselves in a community renowned for its cafes, cultural events, restaurants, boutique shops, including the Bellingen Markets and Music Festivals. Practical and sustainable features include:

- 8 x Yingli 260W Solar panels with an ABB 3kW inverter
- 10 x Sunpower 210W Solar panels with an SMA 2.5kW inverter
- Rinnai Solar hot water system
- 5000ltr water tank with pump for garden reticulation
- Garden shed with additional covered potting area
- Second garden shed for storing garden equipment and machinery

Single carport with roller door lockup storage shed/workshop within and additional parking spaces complement this picturesque property, making it a quintessential home ready for the next chapter of memories. Located approximately 15min drive to the beaches at Urunga and Mylestom, 30min to Coffs Harbour Airport and 35min to Dorrigo National Park and Rain Forest Centre. Fantastic opportunity to purchase this centrally located rural feel property with these great features. Contact Warren on 0427 552 287 to arrange for an inspection. Rates: \$2,396.00 and Zoning RU4 - Primary Production Small Lots. All information contained herein is gathered from sources we believe to be reliable. We cannot, however, guarantee its accuracy and interested parties should make and rely on their own enquiries.