

9/56 Robb Rd, Lillian Rock, NSW, 2480



House For Sale

Saturday, 31 August 2024

9/56 Robb Rd, Lillian Rock, NSW, 2480

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Type: House



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Golden Opportunity

This fabulous home has 2 wings with a shared kitchen/living room, making it perfect for family space or ideal for guests, a therapy room or home business, the possibilities are endless. Not only that but the views of the Border Ranges from the verandahs are captivating. There is also a separate studio and the land borders an enormous spring-fed community dam. All within a welcoming and pet friendly community. This is a rare find and a golden opportunity to live the rural life you have dreamed of.

The property is situated in Robb Farm Hamlet, an easy-going community of independent people. The share is 3.67 acres in total and runs along the ridge, and down a North facing slope to the dam.

The HOME is positioned at the eastern end of the land, tucked just below the ridge line for privacy and protection but high enough to capture the views. As mentioned, the home comprises 2 wings, each containing a bedroom with ensuite and a living room. Both have separate entrances and carports and are joined by a shared verandah to the kitchen.

The FIRST WING is entered from the carport into the L-shaped living room. A cosy corner is home to a woodfire and the rest of the room opens to lush northerly views and out to the wide verandah. The BEDROOM also has a northerly aspect and glass sliding doors to the verandah. With built-in robes it also has ensuite access to the main bathroom. This BATHROOM is also the LAUNDRY and can be accessed from the carport as well.

This wing has access to the communal kitchen/dining/living room, via the verandah or the carport.

The SECOND WING is accessed from the carport and through the communal living room. A private space, it offers a BEDROOM with built-ins and ENSUITE and a lounge room with views to the Border ranges and its own private balcony. Carpeted for comfort and with raked ceilings and exposed beams this is a lovely parent retreat or could be used as 2 bedrooms if required.

The KITCHEN/DINING/LOUNGE ROOM is the central hub between both wings. The KITCHEN could cater for an army, with 2 stoves (electric and gas) and wide benchtops. Timber floors and timber cabinetry add warmth to the room while high ceilings with exposed beams add character. Room for a DINING table in the middle, makes the kitchen a delightfully social space. The Kitchen opens out to the verandah which accommodates an outdoor dining setting, from where the views of the everchanging Border Ranges can be captured in all their splendour.

The LOUNGE ROOM steps down from the kitchen to the South, creating a quiet nook with a massive woodfire keeping the whole area toasty in Winter. In Summer this room opens on both sides allowing cooling cross breezes. Slate floors are lovely underfoot all year round. A cool summer fernery, off the lounge room, offers tranquil respite on the hottest days.

A gorgeous STUDIO is situated at the western end of the property. This large open room has windows along the North and East sides and opens out to a large undercover deck through natural timber and glass doors. Kitchen benches are installed with sink and stove provided but not connected. An outhouse has been built for a toilet and currently has a camping porta loo. With its own water tank, this studio could be used for multiple purposes. A carport shelters the entrance to this charming space. With plenty of land between it and the main dwelling privacy is absolute.

The LAND falls away towards the dam with meandering paths that will take you through established fruit trees and gardens where fruit, flowers, birdlife and wallabies will delight you with their presence throughout the seasons. A track takes you dam-side where you can quietly watch the wildlife activity on and around the massive spring-fed dam from a sheltered yoga platform. With a bit of gardening love, this border with the dam could be made into a tropical oasis. The dam also provides the whole community with water for gardening

☑ Connected to mains power

☑ Tank water, septic system, electric hot water

☑ Both bedrooms and the studio have air-conditioning.

☑ Additional storage shed and triple carport

- 📍 15 minutes to Nimbin
- 📍 5 minutes to Rainbow Ridge Steiner School
- 📍 45 minutes to Murwillumbah and Lismore
- 📍 1 hour to Gold Coast Airport

Dogs and Cats are permitted on this community.

Call Jacqui on 0439 15 6666 to arrange an inspection