

**Address available on request, Moparrabah, NSW**



**2440**

**Other For Sale**

Sunday, 30 June 2024

Address available on request, Moparrabah, NSW 2440

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Area: 80 m2**

**Type: Other**

## 2 Houses - \$1,100,000 - WIWO

To enquire, please email or call 1300 815 051 and enter code 5097

**Top Features - Large Main Home + Holiday Cottage + Studio + Carport + Creek + Mountain - Both Homes Council Approved**

For the adventurous at heart an incredible lifestyle opportunity beckons in a stunning secluded valley set in the mid north coast hinterland. Just 45 minutes to Kempsey and just over an hour to the beautiful coastal villages of Crescent Head, Hat Head and South West Rocks, this is the ultimate tree change or your chance to slow down, unwind and relax on your own slice of Australian wilderness paradise. The 200 acre property has been lovingly cared for over the years with two small fenced paddocks and a larger partially fenced area comprising a total of 7 usable acres for farming pursuits. The majority of land is heavily timbered and steep country comprising your own mountain with a 5km return walking track leading up to the top where fabulous views of the surrounding countryside will amaze you. If you do not need the exercise then the top can be reached with a Yamaha Viking 4x4 buggy included in the sale. There are so many features, it is hard to paint a picture of the extent of this offering without a visit, including 200 meters of Parrabel Creek frontage with domestic stock / land pumping rights - pristine drinkable water on offer year round and walking track leading into a rainforest pocket with seasonal cascades, small waterfall and picnic area to sit at and enjoy nature at its best. Perched on top of a ridge with picturesque 360-degree views surrounded by beautifully landscaped gardens sits not one but two council approved houses set well apart for privacy, incredibly peaceful with - enjoy hearing the chorus of native wildlife and sound of the creek rising from the valley below. The main house is a spacious design with 3 very large bedrooms and walk in storage room with ample cupboard space. The main split level living area with recently renovated kitchen and brand new professional double oven is a beautiful open plan with the wood fireplace at the heart of the living space. Views abound from kitchen and lounge windows with French doors leading onto an expansive deck where you can really soak up the abundance of nature that surrounds. The cottage, located about 100 meters from the main house, is a quaint and comfortable two bedroom house with two outbuildings consisting of a laundry and shower room and outside room with deck which can double as a third bedroom or office. A centrally placed ball and claw bath creates a wow factor in the bathroom and is a highlight with many of the Airbnb guests that visit on a regular basis creating income if you want to carry on with this endeavour, otherwise bring along the extended family who will love to live in this cozy country cottage. This property is perfect for sustainable, energy efficient and cost saving living with 18 solar panels on the main house that feed back to the grid and guarantee low electricity bills. The gardens include fruit trees consisting of many citrus, orange, lemon, lemonade and summer fruits like pear, mango, peach and mulberries. Two large macadamias supply nuts and large established vegetable beds provide enough space to grow for yourself and take leftovers to the market. The perfect property to own in this time of increasing energy and food costs. The whole family will love this wonderful lifestyle in the country, the professionals who can work from home will appreciate the fast starlink internet speeds available at both houses, what a great office location!! For the budding farmer opportunity exists with previous owners who run a heard of 60 Boer goats. Other options include continuing the running and expanding the Airbnb enterprise with an area near the creek that can be developed into a glampsite (SCTA). This is an amazing opportunity to secure a better future, with this incredible property complete with two beautiful houses featuring stone walls built on extra thick concrete slabs with solid hard wood timbers in the mix. Perfect holiday location with opportunities to expand into horse riding, biking or canoeing in the Macleay River nearby with bush walks through the property and endless trails through Boonangi nature reserve and nearby trail going all the way to Kookaburra and Carrai national park. A better quality of life is at hand and you will notice the difference the minute you enter into this wonderfully secluded valley - Slow down and enjoy making magical memories.

**Main house \***  
Split level open plan pole home with high ceilings on concrete slab\* 3 large bedrooms with master opening out onto expansive deck with fabulous view down the valley \* Large country style kitchen with professional oven\* Large lounge area with wood burning stove and expansive views from the windows \* Large bathroom with shower and bath\* Utility/ storage room \* Solar setup feeding into the grid keeping power bills low \* Large carport

**Holiday cottage \***  
Quaint cottage with rock and weatherboard cladding on a concrete slab \* Two large bedrooms\* Bathroom \* Well appointed kitchen with mountain views \* Cosy open plan lounge/dining area with wood burning stove\* Many outbuildings including outside laundry room with additional toilet and shower\* Studio (3rd bedroom) with deck overlooking the valley \* Workshop with 2 storage sheds attached plus 6m x 6m roofed partly enclosed structure used as fowl house or can be converted into more workshop space \* Expansive enclosed and open vegetable gardens with enough space to grow for yourself and take excess to the market.

**Outside\*** 1 x 18m Stainless Steel Walk In Greenhouse\* Many Raised Beds\* Chook House\* Goat House\* Open Wall Workshop / Studio

Property is being sold WIWO includes all furnishings at both homes, Yamaha Viking

buggy (2021), John Deere Ride on Mower (2020), 7x4 Trailer - Gardening Equipment & Tools and many more items - most items purchased 2020 to 2024. Complete inclusions list available on request. To enquire, please email or call 1300 815 051 and enter code 5097