

# 3 McGuinness Road, Larnook, NSW, 2480

## Rural For Sale

Saturday, 24 August 2024

3 McGuinness Road, Larnook, NSW, 2480

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Type: Rural**



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## Serenity, Space & Stunning Style

Imagine feeling peacefully tucked away from the rest of the world on nearly 15 private acres, soaking up spectacular views of the magnificent Billen Cliffs escarpment and Mackellar Range as you enjoy a beverage on the huge northwest-facing deck and watch the sunset. Imagine taking a refreshing dip in one of your swimming holes, then relaxing with an al fresco meal using ingredients freshly picked from your own gardens and prepared in your beautiful modern kitchen. Imagine hearing nothing but the sounds of birdlife, and seeing a diverse array of native wildlife on your own property. It was love at first sight for the current owners of this property, and after 16 years of thoughtful renovations and immaculate care, they're ready for the next owners to fall in love with this very special piece of paradise.

Perched on the top of a rise and surrounded by established sub-tropical and native gardens, the distinctively designed residence offers ample space to accommodate family and friends, with multiple spaces to entertain or unwind. Solidly constructed with timber frame, hardiplank cladding and iron roof, the home maximises winter sun while minimising the summer heat. From the generous front porch, you'll enter into the first wing of the home. Here you'll find a large formal living room, as well as an ensuite bedroom which would be ideal as a master suite or private guest accommodation. The well-equipped kitchen overlooks the open plan living/dining area, which enjoys high raked ceilings, a slow-combustion wood-heater and split system air-con. A covered deck runs the entire length of this wing, allowing verdant views from every window.

Moving to the upper ground floor you'll find 5 more bedrooms, three of which have built-in wardrobes and one currently being used as a grand study. You'll also enjoy ample storage running the length of the hallway, and a thoughtfully designed bathroom where you can look out to the gardens via louvred windows or look up to the sky via the skylight while you shower. A southeast-facing verandah runs the entire length of this section of the home, providing a peaceful place to relax away from the living areas.

Between these two wings sits a freshly painted deck area with water feature, where you can enjoy amazing views of Billen Cliffs perfectly framed by each side of the home. Downstairs are two basement rooms with additional storage space plus cool room. One side is currently used as a home gym but could easily be turned into a laundry or games room. Other features of the home include 6kw solar system with feed into the grid and solar hot water.

Perfect for the hobby farmer, the land is divided into three fenced paddocks plus the house yard. The current owners have never run out of water, with a long frontage to Leycester Creek, a bore pump with 22,000 litre tank for bore water storage, and approximately 30,000 litres of rainwater storage. There's a triple garage for all your vehicle storage, plus an additional shed that could be converted to a studio, or adapted to house a boat or caravan. The small orchard boasts over 20 varieties of fruit tree.

This fabulous property offers peace and privacy while still being in a convenient location, situated in the triangle between Lismore (34km), Kyogle (19km) and Nimbin (23km), with easy access to the rest of the world via Ballina Byron Gateway Airport (70km) or Gold Coast International Airport (90km). Or just pop 5km down the road to Cawongla Store to enjoy their famous woodfire pizzas on a Friday.

There is so much to love about this impressive property. To arrange your inspection, contact Rob Horder 0439 135 125.