

"Shambala", 139 Clearview Road, Coutts Crossing, NSW 2460

Sold Lifestyle

Friday, 1 September 2023

"Shambala", 139 Clearview Road, Coutts Crossing, NSW 2460

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 51 m2

Type: Lifestyle



Patrick Allen

\$745,000

“Shambala” at 139 Clearview Road was named as a “meeting place for people, and animals, in peace and harmony.” We reckon you can add in a mention for plants and gardeners too! Immerse yourself in the leafy green surrounds of this lovingly tended and cared for home on almost 52ha of bush just 20 minutes from Grafton and 5 minutes from Coutts Crossing. Featuring a one bedroom main residence with dining room loft, open living and pitched ceilings the verandahs add loads outdoor living space to enjoy the garden surrounds. A two bedroom studio adjoins via a trellised walkway, with extra storage, a laundry and its own bathroom. Extras are everywhere here. A wine cellar and fireproof emergency bunker, a bushfire prevention system with roof mounted sprinklers reticulated from the in-ground pool, loads of water storage for house and garden use, and of course the highly developed garden. There is productive fruit trees including citrus and mango, ornamental trees and flowers of all varieties and an ambience that simply cannot be grown overnight. There’s a saying that “the best time to plant a tree was 20 years ago,” and luckily the long-time owners have done that here! The home and garden is set on 128 acres of open canopy timbered country with some clearings that runs down to the sand-filtered waters of Koukandowie Creek. Cattle, horses and all manner of wildlife are suited here and one large dam provides an excellent water source with a spring diverted to the smaller dam close to the house. The property is fenced on three sides with stock-proof paddocks already in place. Please enjoy the video of the property and make contact with our office to arrange your inspection. The vendors are reluctant, but committed to selling, and we invite you to come and experience all there is to explore and enjoy at “Shambala.” Lot & DP info: 10//DP1265292 Size: 51.99 Hectares (128.41 acres) Improvements: House, studio, in-ground pool, garage, machinery shed, garden shed, wine cellar, chook pen, dams. Inclusions: Solar system, solar hot water, fire protection sprinkler system, pumps, water tanks.