



# FOR SALE

## WELCOME HOME!

Discover tranquility and luxury living, well off the main road, in a quiet cul-de-sac on the edge of the gorgeous village of Clunes. It's a house for coming together with friends, or filling it to the brim with family. The mood is cool simplicity, contemporary, yet surprisingly cosy. Best of all, it's deeply secretive.

The garden is sunny and tropical with wonderful grassy fields. The orchard is very productive, with approx 25 varieties of fruit trees, so you could make your own preserves. There is even a chicken shed and enclosure - imagine your chooks clucking out those breakfast eggs! Enjoy cocktails and BBQ's on the private decking, complete with birdsong, leafy views and serenity. Wildlife fans will swoon: there is even a fairy wren nest in the hanging pot plant!

Inside is equally invigorating: glass doors and big windows frame the sublime views and flood the house with light. It features open-plan living areas made cosy with a wood-burning stove, elegant rooms, polished wooden floors. Budding chefs will be dying to use the kitchen- it has all you need to cook up a storm. The extremely large master suite offers a perfect parents retreat with its own private deck, walk-in robe and ensuite.

Explore the area - There are walks all around. Stride over stunning hills, cycle your socks off, enjoy everything the Byron Shire has to offer - its all on your doorstep and there's much to do and see in this lovely village. It's just a short stroll away. Woodfired Pizza on Thursday nights, Japanese Gyoza on Friday nights, a trendy cafe with excellent coffee.....

Then, return to this private beautiful space to snuggle. Sublime!

If it all sounds too rustic for you then take heart! Within 30 minutes you could be enjoying all that Byron Bay has to offer, and only 10 mins to beautiful Bangalow

Accommodation:

- :: 4 bedrooms
- :: Media Room/5th Bedroom
- :: 2 Bathrooms
- :: Gourmet Kitchen
- :: Large Walk-in Pantry
- :: Open Plan Living areas
- :: Self Contained 1 Bed Teenage Retreat/ Studio
- :: Garage and Seperate Shed

Features:

- :: Private 7546 m2 block
- :: Fully Fenced and Gated

5 BED | 2 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.