



FOR SALE

UNDER CONTRACT

Nimbin's local award winning Rate My Agent proudly presents 87/265 Martin Road, Larnook. Nestled on the side of a slight slope is this stunning property. It is indeed one of a kind, from park like gardens, to sound structures with magnificent views, this property will not disappoint as it has been truly loved throughout its lifetime.

The main house is a 2 BDR home boasting high ceilings, timber floors, fire place, ceiling fans, gas cooking and even the luxury of an air conditioning system! Stroll into the master bedroom, which would be larger than some livingrooms, it has louver style windows, a walk-in robe and a leafy outlook. The house is spacious and the deck, wow, that's impressive too. The bathroom is well finished with led light doors, exposed timber beams, leafy views, and a big bath tub. Below in the garden, experience your very own outdoor shower and bath overlooking the valley.

Up the hill past the fishpond is a self-contained studio with its own kitchen, bathroom and toilet. It sits on a cement slab, with its own fireplace for winter, solar power generated from the main house which is perfect for a family member, woofers, teenagers, tenants or whatever, it will accommodate. The studio will impress with its leafy outlook of the well-manicured gardens.

A short wander past the rose garden (22 different types) and the citrus garden you will stumble across the garden house. A saw-crete hardwood structure that has recently had its door and windows restored. It overlooks a lot of the property and sits neatly above the well-established organic veggie garden (350sqm in size!). The garden house has its own deck with soaring views of the area. A generous sized bedroom with yet again, big views, along with its own lounge room area and a very basic kitchenette. Again, a great place for the extra family member or guest!

Lose yourself walking around the garden and through the orchard discovering all the nooks and crannies. Landscaped lawns run around the property with many flat areas, fun for the kids and simply easy to maintain. Also a small dam sits toward the top corner of the property.

This property offers PRIVACY, the closest neighbour being almost 90 metres away, this 9063 sqm property will impress all who inspect. The water storage is an abundance with close to 83,000 Litres of catchment. This is off grid living though do not be alarmed as the solar system itself is 3.5kw in size, new batteries were just installed with 900amp hours, of course can be charged by a generator for peace of mind.

4 BED | 2 BATH | 2 CAR

PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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