Sold

1907 CLARENCE WAY, COPMANHURST, NSW, 2460

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ACTIVE OFFERING INDICATES A SWIFT SALE IS ON THE CARDS...

PRICE:$885,000

OPEN FOR INSPECTION:
N/A

Rising from both Monks Creek and wide Clarence River frontage is this magnificent holding of approximately 130 acres.

Sealed road access right to the drive-ways edge, this hidden sanctuary offers all of nature's finest diversity. The backbone of the property is a fine sweep of escarpment with slopes, levelling to a base of natural bushland. The driveway to the home offers shaded scenic clearings, forest-like pockets of natives and areas for the koalas to rest and possums play.

The elevation of this acreage is evident as you enter the fully fenced house yard. The view over the village provides a sense of community connection, further afield the Great Dividing Range profound, and the Clarence River glimpses developing.

Here you are completely off-grid (by choice), however, should you want to connect to power and town water we have obtained very reasonable estimates. The home is currently powered by a large solar system consisting of 38 panels feeding into a double bank of lithium iron batteries holding up to 16KWH. There is an additional 12-volt system with inverter at the machinery shed. There is no compromise to comfort here with a large reverse cycle air conditioner, fans, gas hot water and the wood fire heater for ambiance. Several water tanks hold close to 30,000 gallons.

The construction of the home was a labour of love with respects to quality of workmanship. The lowset home is of solid brick construction and commenced construction around 2006. Cedar floors, white walls and a sweep of Scandinavian décor provides much appeal. The home and septic were



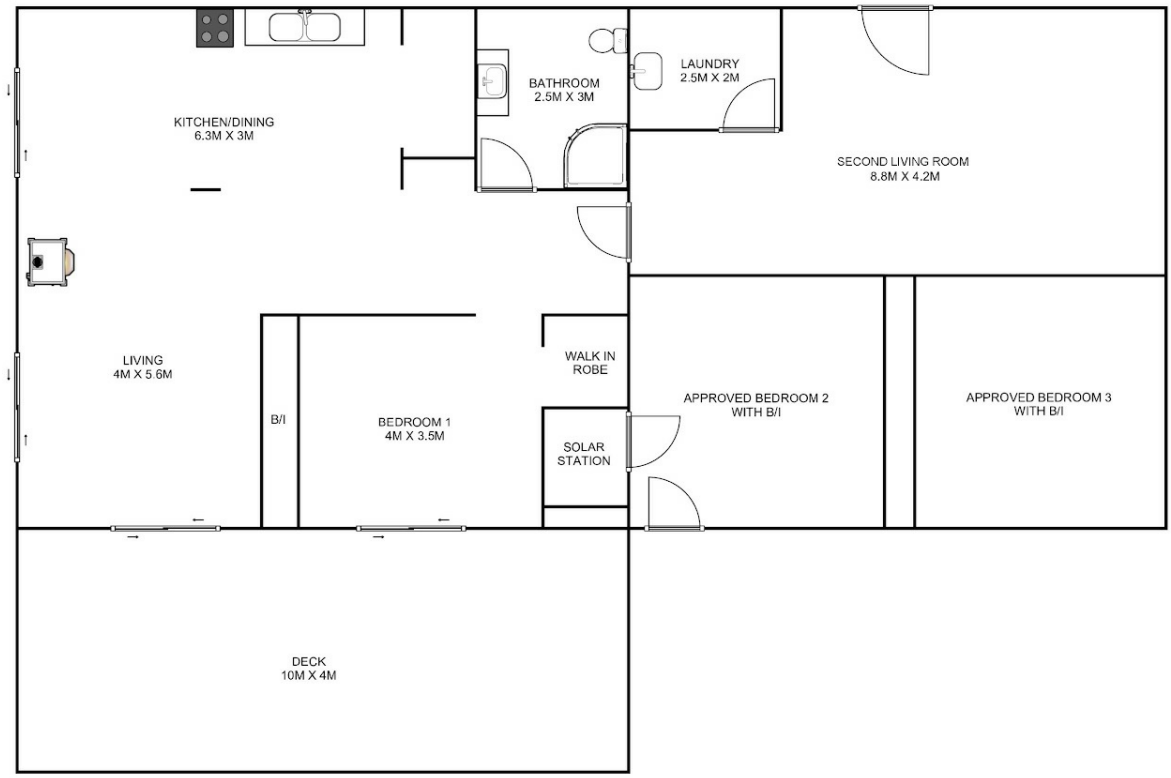
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INCLUDES

OPEN MACHINERY STORAGE 10M X 12M

ALL MEASUREMENTS ARE APPROXIMATE



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