



# FOR SALE

## COUNTRY LIFESTYLE HOME PLUS ACREAGE

With sweeping views of the surrounding hills this 40 acre, flood-free property with creek frontage sits atop a ridge and uses its north facing aspect to the full.

The main house is well designed and has many features. There is a double remote garage with internal access.

A spacious main bedroom with a large en-suite and spa, walk in robes, large bay windows to view the sunrise and catch the native wildlife. With plenty of birds and wallabies to say good morning !

The main living area is spacious, split level and has a cosy fire and big windows .

This then flows to the main kitchen and dining area which opens out to the large undercover entertaining area overlooking the pool and out to the rural views.

There is a 3 way bathroom plus 3 other good sized bedrooms all with built ins and fans.

Plus plenty of natural light.

A separate laundry and loads of storage space. The outside area has a sunset bar and all fenced.

The pool area allows poolside entertaining and also enjoys views of the rural landscape.

With recent upgrades and additional post and rail fencing it could be an ideal Horse Property or small cattle farm. There are water trough connections to all paddocks and The Orchard has apple , mandarin, lemon, and finger lime trees. Plus a large herb and vegetable garden.

Features include :

- 40 acres of gently sloping land with creek frontage.
  - Brick and tile spacious 4 bedroom home .
  - Roof restoration plus new fencing and new water tanks .
  - in ground pool (25,000 litre )
  - Large 4 bay shed with power
  - 18 panel solar system
  - licensed Bore plus 2 cleaned dams and a third large shared dam.
  - plenty of room for a second dwelling (STCA)
  - fully fenced chicken enclosure with coop
  - 20 mins to the beach at Evans Head , 30 mins to Iluka and Ballina and an hour to Byron Bay
- A truly lifestyle property with space and privacy , self sufficient and still only 20 mins to the beach .

Enjoy life in the country with all mod cons. Inspect by appointment...don't delay .

4 BED | 2 BATH | 6 CAR

PRICE:

\$1,400,000

OPEN FOR INSPECTION:

N/A



**Vicki Cooper**




**0418231955**

vickicooper@atrealty.com.au

[www.vickicooper.com](http://www.vickicooper.com)

Internal 237m<sup>2</sup> External 39m<sup>2</sup> Total 276m<sup>2</sup>

730 REardons Lane, **New Italy** 

4 x  2 x  2 x 

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

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.