



SOLD

NATURES GIFT AT BRAYS CREEK - TYALGUM

"It's been a while" Bynawyle is a property that suits those who yearn for tranquillity. Private but not isolated, this 3-bedroom home on 5 gently sloping flood-free acres is situated only minutes from the charming village of Tyalgum, a hub that celebrates local food, creativity, and music.

There are expansive views over the valleys leading to the border ranges, The Pinnacle and Blackbutt from the generous-sized veranda flowing out from the open plan living. The postcard-framed calming country views and mountain vistas tempt you to explore the outdoors, providing an exceptional opportunity to enjoy a peaceful, relaxed lifestyle. This property has been lovingly landscaped with an abundance of bird life because of the deliberate planting of certain plant species, making it the perfect place to unwind after a long day.

Features:

- 3 Bedroom plus Study
- Master has an ensuite with a Spa on the balcony
- 2nd Bathroom has a separate toilet
- 8-year-old Craftsmen built home with 9-foot ceilings, fully insulated and double-glazed windows
- 5 Useable Acres – flood-free elevated land
- Solar panels on a 10.1kw system
- Reverse Cycle 7.1kw Airconditioning in living area
- 2 carports plus caravan shelter
- 6mx3m work shed plus a 3mx3m garden shed
- Fully fenced, Northwestern tip of the boundary borders Brays creek
- Established Native and Fruit Trees, some rainforest
- An abundance of wildlife, including echidnas, goannas, bandicoots, and wallabies
- Tank Water and Taylex Septic System
- 2 x 25,000 litre water tanks
- Bush fire resistant building materials e.g., Steel, and seasoned hardwood.
- 20,000 litre firefighting tank
- Drainage into driveway flows back into the pond and natural drain into the creek.
- B and B opportunity STCA

Rates \$1,870.00 Pa

3 BED | 2 BATH | 3 CAR

PRICE:
\$1,410,000

OPEN FOR INSPECTION:
N/A



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Total Approximate Dwelling Floor Area 270 sqm - Workshop and Carports 66 sqm - Land Area 20000 sqm

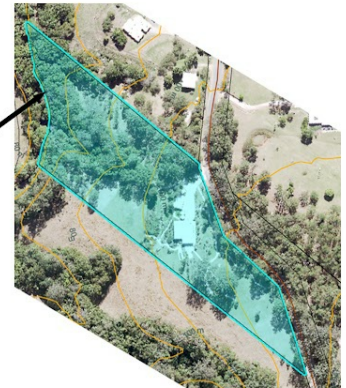


Caravan Shelter
7.0 x 3.2
clearance 3.7

Double Carport
6.0 x 6.0
Workshop
6.0 x 3.0



Brays Creek
Property
Boundary



Whilst every attempt has been made to ensure the accuracy of the floor plan. Measurements of doors, windows rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.