

6 COOLOON STREET, KUNGHUR, NSW, 2484



SOLD

GYPSY QUEEN

Escape to your own private, completely flood free paradise! This uniquely designed tri-level home offers a lifestyle of tranquility, abundance, sustainability, and exceptional organization. A perfect blend of comfort and character, ideal for families or multi-generational living, this property boasts six bedrooms. Every bedroom features built-in, floor-to-ceiling wardrobes, maximizing space and organization. There is also a loft suitable for a playroom, home office, extra guest accommodation or a creative space. The top two levels are freshly, professionally painted. There is a separate, fully sound-proofed and insulated stunning open-plan artist studio with breathtaking views of the property's centerpiece: a magnificent, natural swimming hole and babbling creek. Imagine lazy afternoons spent cooling off in your own private oasis! As well as two bathrooms there is an additional outdoor shower with hot and cold water to rinse off after your swim. The main bathroom is designed for optimal organization, with floor-to-ceiling built-in storage. The interior is filled with fantastically interesting architectural features, and provides an abundance of storage including clever, built in under- stairs storage on two levels. (Perfect for Harry Potter fans!) The upstairs, main lounge room features an entire wall of floor-to-ceiling cupboards ensuring a streamlined, clutter free space. The kitchen is equipped with a Smeg induction cooktop, a pyrolytic, self cleaning, programmable steam oven and a Fisher & Paykel double dish drawer perfect for the home chef to create gourmet meals with easy clean up. The large combustion fireplace creates a cozy ambiance and keeps the entire home cosy and warm on crisp winter nights. For the avid gardener or those seeking a sustainable lifestyle, the private half-acre established orchard is a dream come true. Over 50 mature fruit trees dot the entire property including mangoes, Tahitian limes, oranges, lemons, bananas, bay leaf, curry, and an absolute abundance of fresh herbs providing a year-round harvest of fresh, delicious produce. The property boasts incredible views of Sphinx Rock and the Nightcap Ranges. Take advantage of the sustainable features, including a high quality solar array, ready to connect to batteries and two 20,000 litre water tanks. The lower level has covered verandahs wrapping around the entire space, and a lower level courtyard offers a bbq/ pizza oven entertaining area with direct access to the kitchen. The bottom deck overlooking the waterhole is enormous, with views to the surrounding mountains and more than ample space for entertaining friends and family. There is also a spacious enclosed fire pit/ garden area plus courtyard with views to the mountain on the upper level providing yet another private space for family and friends. There are three separate sheds: one basement shed, currently used as a wine cellar and mushroom growing room, a shed in the orchard for all your gardening needs and a huge 40 ft fully roofed shipping container-mancave/she shack dream with workbenches and shelving providing more than ample space for all creative pursuits. There is also an oversized garage with automatic door, currently used as a

6 BED | 2 BATH | 1 CAR

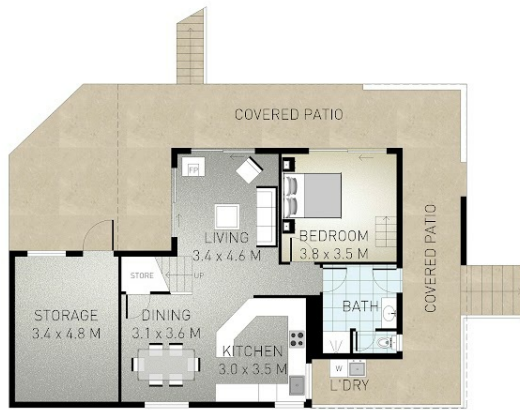
PRICE:
\$987,000

OPEN FOR INSPECTION:
N/A



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LOWER FLOOR



FIRST FLOOR



SECOND FLOOR



SITE PLAN



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



716 m²

Internal: 230 m² | External: 56 m² | Total: 286 m²

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.