



# FOR SALE

## RETREAT STYLE GETAWAY

Uri Ross & Sundai Harrison proudly present 87/265 Martin Road Larnook. Welcome to a soulful and self-sufficient sanctuary nestled on two acres of fertile land, surrounded by mountains, wildlife, and nature's quiet magic. This is not just a property, it's a lifestyle opportunity for those seeking beauty, peace and purpose in every square metre.

Nestled within the eco-conscious Billen Cliffs Village, this strata title off-grid sanctuary features three unique dwellings, an abundant food forest, spectacular scenery, and a sense of tranquility that must be experienced to be believed. With no near neighbours (the closest is over 90 metres away), this is your chance to live immersed in nature without sacrificing comfort or style.

The main residence is a warm and inviting two-bedroom home designed for relaxed living. It features striking raked ceilings with exposed timber beams throughout, enhancing the sense of space and natural beauty. A brand-new designer kitchen anchors the open-plan layout, complemented by polished timber floors, ceiling fans, air conditioning, a wood-burning fireplace, and an expansive entertainer's deck. The master bedroom is generously oversized with louvre windows, a walk-in robe, and calming garden views. The bathroom, newly renovated with artistic flair, leads to a luxurious outdoor bath and shower overlooking the valley, the perfect place to unwind beneath the stars.

Up the garden path is a fully self-contained studio, complete with its own kitchen, living area, bathroom, fireplace, and private bedroom. Ideal for guests, extended family, tenants, or work-from-home space, the studio shares the same elevated ceilings and natural charm as the main home.

Tucked among the trees, the Gardenhouse is a soulful third dwelling made from eco-friendly hemp-crete, featuring two and a half rooms, handcrafted stained-glass windows, and a sun-drenched deck overlooking the thriving 350sqm veggie garden. It's an inspiring space for artists, writers, or visitors, rich with character and creative energy.

The outdoor spaces are where this property truly shines. A thriving edible landscape unfolds before you, a meticulously designed food forest with over 30 varieties of fruit and nut trees including citrus, mangoes, bananas, mulberries, avocados, pecans, macadamias, blueberries, dragon fruit, guavas, grapes, figs, peaches, Davidson plums, passionfruit, pistachios, rhubarb, turmeric, and ginger. A dedicated rose garden with over 20 fragrant varieties offers blooms for

4 BED | 3 BATH | 3 CAR

### PRICE:

\$760,000 - \$790,000

### OPEN FOR INSPECTION:

N/A



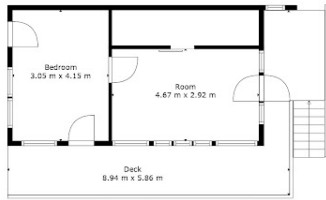
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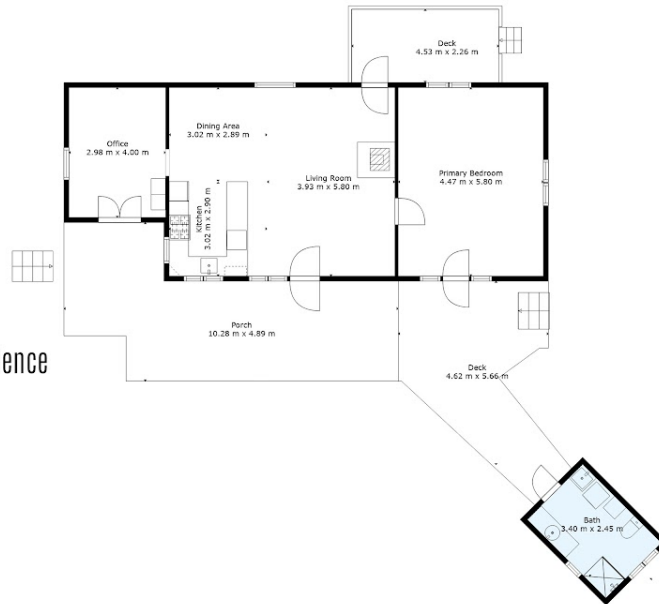
Garden House



Studio



Main Residence



87/265 Martin Road, Larnook

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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Approx. total area: 187m<sup>2</sup>  
Excluding carport and porch/deck areas.

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.