LOT 169/1057 ROLLANDS PLAINS ROAD, BALLENGARRA, NSW, 2441









FOR SALE

SELF-SUFFICIENT & FUTURE-PROOFED — FOOD, POWER + WATER SECURITY ON APPROX 129.5HA (320 ACRES)!

Fully self-sufficient eco lifestyle holding set high on a private ridge on the foothills of Mount Cairncross, capturing breathtaking valley and mountain views from every room. Offering 129.5 hectares (approx. 315 acres) of natural forest, rainforest and pockets of cleared land, this is the kind of property that lets you live independently—powered by the sun, supported by serious water infrastructure, and thoughtfully developed with permaculture principles including swales-on-contour and established food forests that work with the land to slow, spread and soak water for long-term productivity. With a solar-passive, north-facing design to capture winter warmth and coastal breezes, this is a future-proof lifestyle where comfort, resilience and self-reliance have been carefully planned.

The home is beautifully crafted and designed to make the view the hero, with a grand open-plan living space, high raked ceilings, and extensive use of natural timber sourced from the property and locally, creating warmth and texture throughout. A large well planned kitchen features a stunning timber island bench, a generous walk-in pantry with excellent shelving, and an in-built cool room—perfect for preserving, storing produce, meat, jams and more. Rustic polished concrete floors run through the living areas, with timber floating floors to the bedrooms. The master suite includes an ensuite with dual shower and bath, while the two additional bedrooms are generously sized, enjoy stunning outlooks, and open to the verandah. A main bathroom with bath adds comfort for family and guests.

For those wanting genuine work-from-home capability, there's a dedicated office off the living area with built-in desk and storage. There's also a second office/craft/sewing room with its own access and plenty of bench space and cupboard storage. Outdoor living is effortless with a large entertaining area with ceiling fans and adjoining undercover decking, and there are two reverse-cycle air conditioners for the warmer season if needed.

Highlight features:
- 129.5ha (approx. 315 acres) with natural forest/rainforest and pockets of cleared land, privately set on a ridge with uninterrupted valley and mountain views
- Grand open-plan living with high raked ceilings and a north-facing aspect to capture winter sun

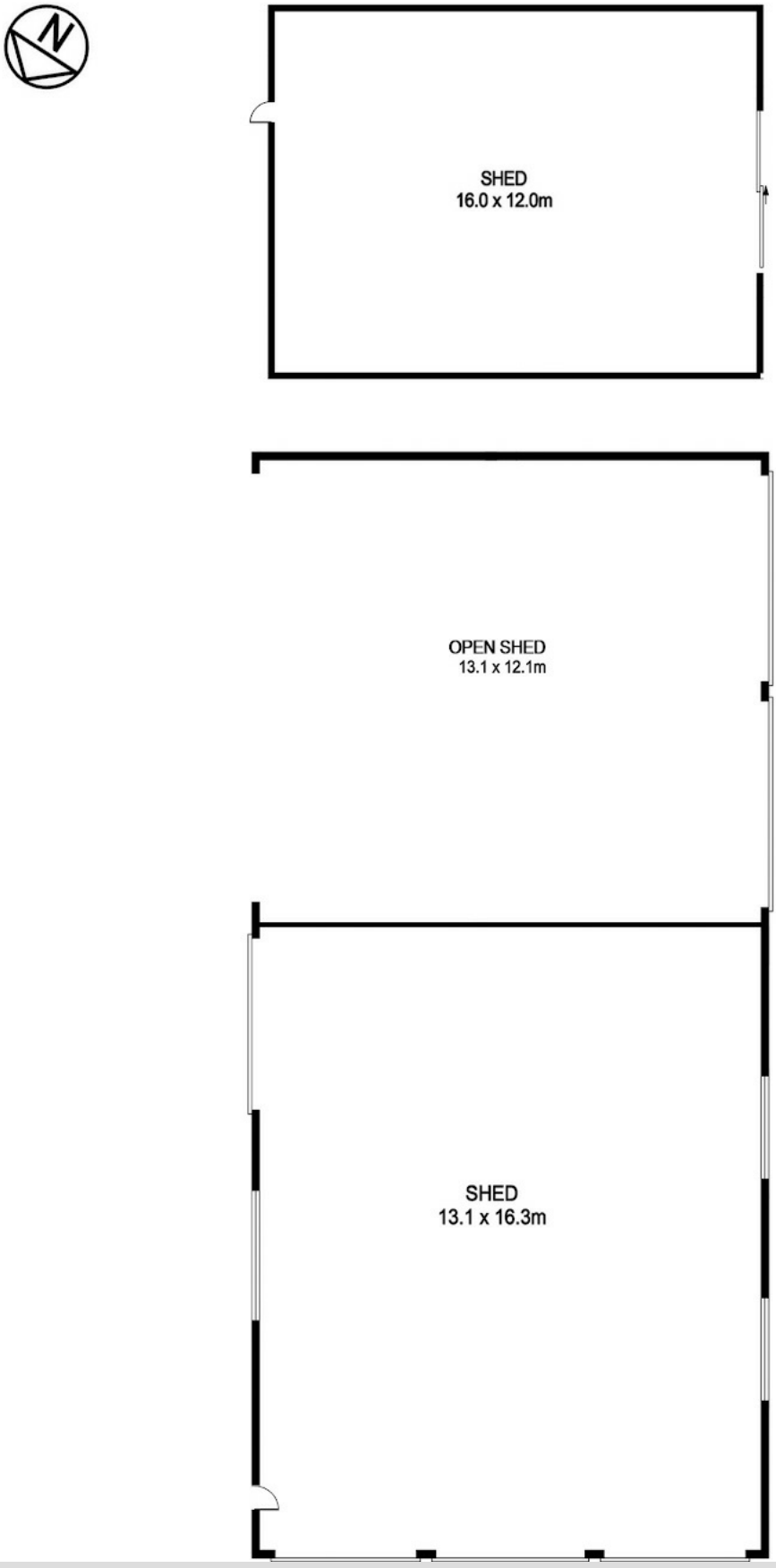
4 BED | 2 BATH | 12 CAR

PRICE:
$1,990,000

OPEN FOR INSPECTION:
N/A



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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.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

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