



# FOR SALE

## A QUALITY RURAL PROPERTY, CLOSE TO TOWN A MAGNIFICENT HOME IN PARK LIKE SETTING

In the many years we have been involved with the property market in Bellingen, this would have to be the finest home we have ever had the pleasure of marketing. One of our Vendors is a Master Bricklayer, well known for his craft who lovingly and meticulously built this home to raise his family twenty years ago.

It is double brick throughout and it is huge! over 330m<sup>2</sup> in area (which is enough bricks to build five conventional brick veneer homes today!)

At the end of a Cul-de sac only a few minutes' drive from Bellingen Township, you enter this 2Ha(5acre) property up a winding concrete driveway and arrive at this absolutely stunning home, with its welcoming portico entry and stained glass panelled feature doorway.

The lobby leads into the open plan living and dining area, with soaring timbered cathedral ceilings and large feature fireplace. Heating and cooling are economically catered for your all-year-round comfort, with ducted air-conditioning and fans throughout and yes there is a large array of rooftop solar panels to offset the power cost.

A large fully equipped kitchen and also a separate family room complete the living space. There is a large master bedroom suite complete with walk in robe and ensuite bathroom, plus there are four other bedrooms all with built ins, including one 50m<sup>2</sup> studio bedroom completely self-contained, with kitchen and bathroom. Ideal for a family member, teenage retreat or can even be used for Air BnB. And speaking of which, there is yet another standalone self-contained studio set in an idyllic spot a short distance from the main house. The options for extended family or multiple incomes are many and varied.

And there is more, much more!

There is a large family swimming pool set in a sunny landscaped position close to the house, there is a good-sized double garage with internal entry and a 90,000 litre below floor water tank that has never run out. An elevated rustic pole mounted water tank is a feature, which provides water for irrigation and garden needs, as well as reinforcing the image of a delightful country property. The concrete driveway continues to an American style 3 bay barn with auto doors including a middle high lift door for a caravan, camper or boat. Even the chickens are well looked after with a large coop and run including citrus trees that have no shortage of fertiliser!

Theres still more!

The grounds are stunning, grassland stretching from one side of the property to the other, well

**5 BED | 3 BATH | 6 CAR**

**PRICE:**  
**\$2,500,000**

**OPEN FOR INSPECTION:**  
**Oct 24 at 10:30am - 11:30am**



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Approx House Area 330m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 25 Clothier Road, Bellingen

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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.

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