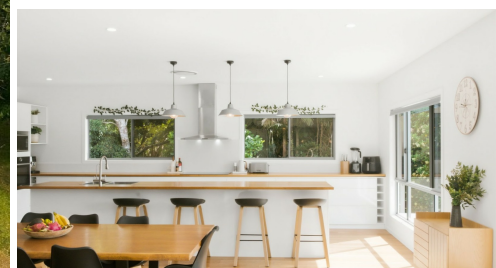


12 POTTSVILLE ROAD, MOOBALL, NSW, 2483



FOR SALE

"ORCHARD MANOR"

Northern Rivers Property Group presents Orchard Manor. There are homes you simply live in, and then there are homes that feel like an entire world of their own.

Welcome to Orchard Manor — an elegant, expansive home in the heart of Mooball, where grand proportions meet an extraordinary garden filled with fruit, flowers and fragrance.

Set among an enchanting collection of established fruit trees, this is a garden made for wandering. With an abundant orchard laden with fruit that changes with the seasons.

And then there is Elaine.

The magnificent ylang ylang tree stands as one of the property's most beautiful features, perfuming the garden with her intoxicating flowers as evening falls. A bench encircles her trunk, creating the loveliest little place to sit, breathe deeply and simply be.

Three varieties of jasmine climb around the deck, filling the evening air with their perfume, while newly planted David Austin climbing roses — Teasing Georgia — promise another layer of romance as they mature.

Inside, the proportions are generous and wonderfully versatile. Upstairs offers five bedrooms and two bathrooms, while downstairs unfolds into an entirely separate two-bedroom, one-bathroom living space with kitchenette and living area — an ideal artists' studio, guest retreat, extended-family accommodation or creative sanctuary.

With separate water supplies upstairs and downstairs, the flexibility here is exceptional.

7 BED | 3 BATH | 2 CAR

PRICE:
\$1,700,000 - \$1,820,000

OPEN FOR INSPECTION:
N/A



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Northern Rivers Property

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GROUND FLOOR



FIRST FLOOR



SITE PLAN



PROPERTYSHOT
www.pshot.com.au / 0498 849 910

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.



Internal: 418 m² | External: 217 m² | Total: 635 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.