



# FOR SALE

## NOW FOR SOMETHING DIFFERENT! A QUIRKY HOUSE, GAZEBO, STUDIO, SHEDS AND 2 HA LOT

This unique property has many of the features that people look for when they come to live in Bellingen. We have two Ha's (5 acres) of rolling land with lots of privacy and local rural views. There is a creek and a wide variety of bushes, trees and shrubs. And of course there is plenty of grassland for whatever use you want to put it to.

We have a cosy compact two-bedroom cottage with attached workshop and wide verandahs all the way around. If you need a third bedroom there is an attractive studio/sleepout close by. And a stunning feature is the octagonal gazebo with hints of Steiner architecture and a working open fireplace in the center of the room. This would be the ideal place for your next gathering or the place to celebrate anything! BTW beneath the gazebo is an underground water tank of close to 90,000 litres.

There is a large shed that will house around 5 vehicles and the shed, garage and workshop all have electric doors fitted. There is also a storage container and a garden shed for the tools.

You will enjoy wandering your own private garden and there is plenty of it. A number of vegetable gardens provide vegies for the table and for the market, there is a good crop of garlic coming up at the moment. A large run for the chickens means there are plenty of fresh eggs as well.

The Mains Electricity Feed is available to this property but our Vendor does not use it, He has a complete standalone electrical system that works perfectly. There is a large array of over 60 Solar panels, complete with storage batteries and a backup generator (which would rarely ever need to be used).

Our Vendor (a former qantas engineer) is a consultant and expert in EMF radiation and how to minimise the effects of EMF radiation in living areas and in particular sleeping areas. As you would expect this home has been professionally shielded to minimise the effects of EMF radiation and our Vendor will provide further information for any prospective purchasers that are interested in the health benefits.

2 BED | 1 BATH | 5 CAR

PRICE:  
Contact Agent

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



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Approx House Area 115m<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.

## 19 Clothier Road, Bellingen

**JVP** REAL ESTATE | **@realty**

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.