

2/278 MULVENA ROAD, LARNOOK, NSW, 2480



FOR SALE

MOUNTAIN VIEWS, WILDERNESS & COMMUNITY - NORTHERN RIVERS ALTERNATIVE LIFESTYLE

Uri Ross Property proudly presents 2/278 Mulvena Road, Larnook, a rare opportunity to live surrounded by nature, sweeping valley views and a like-minded community in the beautiful Mackellar Range.

Set within the established Mackellar Range Trust community, which has cared for the total 550 acres for more than 50 years, this unique off-grid home on an approximate 5 acre share enjoys an enviable outlook towards Wollumbin (Mt Warning). Elevated and north-facing, the quirky cedar and brick home captures winter sunshine and summer breezes, while timber shutters open virtually every room to the magnificent bushland panorama.

Inside, polished timber floors, high ceilings and a large Nectre wood fire with oven create a warm, character-filled atmosphere. The home features a comfortable main bedroom, generous living and sitting areas, kitchen/dining and bathroom, with two versatile sleep-outs currently configured as a second bedroom and office, but equally suited to guests, creative pursuits or flexible living. An external 15m² studio/loft provides an inspiring space for artists, a home office or additional guest accommodation, while the small deck offers a peaceful spot to sit back and take in the surrounding bushland and views.

Outside, established fruit trees, vines and flowering gardens attract an abundance of wildlife — from wallabies and koalas to glossy black cockatoos, goannas and microbats. A workshop, carport, dam and nearby Boundary Creek add to the lifestyle.

Levies are set annually by the community. Current levies are \$85 per month for residents over 18 who participate in the monthly community working bee (2 hours) or other work contributions for the community. Working bees are often followed by a relaxed social morning tea or BBQ lunch.

PLEASE NOTE: The community currently comprises 17 shareholders, and new shareholders are subject to a three-month trial period. No cats or dogs are permitted to help protect the local wildlife. Cash buyers only — bank finance is not available. The shareholder certificate can be issued to one person only.

2 BED | 1 BATH | 1 CAR

PRICE:
\$449,000

OPEN FOR INSPECTION:
N/A



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2/278 Mulvena Road, Larnook



APPROXIMATE AREAS
INTERNAL: 179m²
EXTERNAL: 60m²



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.