

36 Wallace Road, The Channon, NSW, 2480

Acreage Semi-rural For Sale

Monday, 4 November 2024



36 Wallace Road, The Channon, NSW, 2480

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Acreage Semi-rural



Katrina Beohm

0467001122

Discover the Charm of Rural Living

Experience life's simple pleasures with this beautifully renovated 9.18-hectare property that promises unmatched peace and tranquility, just a few minutes from the vibrant community of The Channon. With a seamless blend of rustic charm and modern functionality, this home offers breathtaking views over lush paddocks and easy access to Terania Creek for all your outdoor adventures.

- + Newly renovated, this 3-bedroom, single-level home features an open-plan kitchen, living, and dining area with high ceilings and exposed beams
- + The stylish bathroom boasts updated amenities, a spacious walk-in shower, a large dual sink vanity, and a separate WC for convenience
- + Enjoy a north-facing verandah spanning the entire length of the house to soak in the morning sun, along with an entertainment area, tiled and insulated, overlooking the fire pit and two large water troughs
- + Soak under the stars in the outdoor tub or shower off after working in the garden with the outdoor hot and cold shower
- + Numerous comfort features include a cozy fireplace, a 6KW solar system, a 4-camera security system, and reverse-cycle air conditioning
- + A large shed with mains power, two electric roller doors, and a backup generator plug, alongside a fully rewired home with safety switches for optimal security
- + There's a very well designed chicken coop and dog run
- + Ample water supply with an irrigation license, 35,000L water storage, and gravity-fed spring water
- + Ideal for cattle or horses, with stockyards and a cattle crush, or consider using the irrigation license for horticulture like market gardens. This property is also ideal to have a few cabins for rural tourism, or a second dwelling
- + Dive into swimming holes and a long stretch of water perfect for kayaking or canoeing right at your doorstep

Bordered by Terania Creek, this property perfectly balances outdoor adventure with tranquil living. Embrace the best of rural life while staying close to the amenities of The Channon, including its renowned markets and iconic tavern. Don't miss out on this unique opportunity to own your serene retreat.

- + Bus Stop: Tuntable Creek Rd Stop – 1.4 km
- + Tavern: The Channon Tavern - 1.5 km
- + Grocery Store: The Channon General Store – 1.6 km
- + Primary School: The Channon Public School – 1.8 km
- + Pre-School: The Channon Preschool – 1.8 km
- + Playground: The Channon Oval - 2.3 km
- + Medical Centre: Dunoon General Practice – 8.7 km
- + Waterfall: Whian Whian Falls – 12 km
- + Lake: Rocky Creek Dam Dunoon – 15 km
- + National Park: Nightcap National Park – 16 km
- + Hair Salon: Nimbin Hair Salon – 18 km
- + Optometrist: Lamas and Brown Optometrists – 18 km
- + Gym: Fit Farm Training – 19 km
- + High School: St Johns College Woodlawn – 20 km
- + Dentist: Lismore Denture Clinic – 20 km
- + Vet: Lismore Veterinary Clinic – 21 km
- + Hospital: Lismore Base Hospital – 22 km
- + University: Southern Cross University – 24 km
- + Airport: Ballina Byron Gateway Airport – 52 km
- + Beach: Lennox Head Beach – 52 km