

**1105 Limpinwood Rd, Tyalgum, NSW, 2484**



**House For Sale**

Wednesday, 13 November 2024

1105 Limpinwood Rd, Tyalgum, NSW, 2484

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## **A Dream Acreage Lifestyle: Lush Usable Land, Scenic Views, Self-Contained Studio, Prime Location**

Nestled on a stunning 5-acre flood-free property just a short stroll from the picturesque village of Tyalgum, this home offers the perfect blend of rural tranquility and modern convenience. Bordering the serene Oxley River, it's a dream retreat for families and nature lovers alike, with spacious outdoor living areas, diverse, established gardens, and ample room to roam. The lower level houses a light-filled, self-contained studio, ideal for extended family, an Airbnb rental, or steady passive income. Just 15 minutes from Murwillumbah and 45 minutes to Gold Coast International Airport, it combines country charm with city conveniences for the ultimate rural lifestyle.

### Residence Highlights

#### Upper Level

Two large bedrooms plus an additional sunroom/bedroom

Main bathroom with dual access, including master entry

Well-appointed country-style kitchen featuring a modern 900mm convection stove and oven

Spacious living and dining area with A/C, accented by large windows showcasing the beautiful natural surroundings in soothing neutral tones

#### Lower Level

Self-contained space with two bedrooms, each with built-in robes and separate entry points

Stylish, brand-new bathroom

Bright, north-facing open-plan kitchen and living area

Wraparound terrace with pergola draped in wisteria, perfect for alfresco dining and entertaining

Entry foyer serving both the upper and lower levels

#### Additional Features

Covered parking for five vehicles, including a double carport attached to the house, a separate double shed with an electric roller door, and an adjoining carport

Two lockable storage rooms adjacent to the carport

Separate laundry with access through carport

6.6kW solar panel system for energy efficiency

#### Property Highlights

A sweeping driveway leads to the residence, with easy access to covered parking and a rear fenced paddock extending down to the Oxley River

Family-friendly amenities including an inground salt water pool, fire pit, sandpit, sprawling front lawn, storybook treehouse, and endless summer fun by the river

Established gardens featuring an impressive array of citrus and fruit trees and vegetable plots, perfect for those with a passion for fresh, homegrown produce

Convenient town water supply, plus rainwater tanks and river access

Surrounded by the scenic beauty of the Tweed, this property offers the quintessential country lifestyle with modern comforts. Don't miss the opportunity to call this exceptional piece of countryside paradise your home.

Contact Kristie Hoffman at 0427 328 764 Proudly representing this exceptional property.

#### Disclaimer:

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