

# 44 Possumwood Cl, Tyalgum, NSW, 2484

## House For Sale

Monday, 28 October 2024

44 Possumwood Cl, Tyalgum, NSW, 2484

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anne Besgrove  
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## **Panoramic Views Your Retreat, at Natures Best**

From the moment you enter through the front gates and travel along the sealed driveway, you are welcomed to your private retreat, set discreetly at the top of the property.

This property embodies the essence of nature, with its harmonious blend of flora and fauna creating an eco-oasis at 44 Possumwood Close. If you're seeking a balanced mix of open land, captivating views, and well-maintained tracks and trails that showcase diverse Australian native trees, spring-fed dams, and abundant wildlife, then this is the place for you.

Immerse yourself in nature's splendour – birds chirping, wallabies grazing, and breathtaking sunrises and sunsets over the Border Ranges and Mt Warning (Wollumbin). The stillness of the night sky is sublime...

### **PRIVATE RETREAT HOME**

24 Acres of Paradise

Whether you're looking for a full-time home or a tranquil getaway, this private and peaceful property is beautifully presented.

The home features a near-new, state-of-the-art kitchen with a stone benchtop, island bench, quality appliances, and a butler's pantry, complemented by a separate breakfast bar. The spotted gum flooring extends through the dining area, with soaring ceilings and a stunning use of glass and louvres. Large glass doors lead out to the deck, offering spectacular mountain vistas.

The easy-care, landscaped gardens include numerous vegetable beds and a variety of sub-tropical fruit and citrus trees, perfect for garden-to-table self-sufficiency. Water security is assured with two spring-fed dams, a bore, and six large rainwater tanks. The property also features a sealed driveway leading to two sheds, with the larger shed offering a high awning suitable for caravans, boats, mobile homes, and machinery.

### **SHEDS**

The property includes a huge Ranbuild shed (15m x 7m) plus an annex (17.8m x 6.4m). The front section is lined to provide a comfortable office space with an ensuite, hot shower, and toilet. It is well-insulated, with electricity, a phone line, and a separate hot water system.

The second shed (12m x 8m) is also equipped with electricity and a 15-amp power outlet, ideal for farming or a home business.

### **PADDOCKS**

Two cleared areas are available for family pets, horses, Highland cattle, or alpacas. There is ample room for animals to roam, with water pipes and taps servicing the entire property.

### **DRIVEABLE TRACKS**

This nature wonderland features excellent walking tracks and trails, along with well-maintained roads, pipes, and bridges throughout. These tracks are easily accessible for buggies or electric golf carts, winding through the bushland and across the spring-fed dams with minimal disruption to the ecosystem.

No detail has been overlooked in the planning of this meticulously set-up nature retreat.

To arrange your private inspection, call Anne or John Besgrove today!

## FEATURES

- 3-bedroom, 2-bathroom brick home with solar hot water
- Ducted air conditioning
- Near-new kitchen with a breakfast bar
- Large dining area with high ceilings
- Louvre windows and sunroom
- Spotted gum flooring
- Large timber deck
- Sealed driveway
- Underground power and phone from the street
- Outstanding tracks and trails meandering throughout the property
- Water storage and bore delivering 50 litres per minute
- Six rainwater tanks with a combined 100,000-litre capacity
- Elevated with great views; fertile land suitable for grazing or crops
- NBN connected
- Two large sheds plus an annex: Ranbuild shed with a lined office, ensuite, and hot shower – insulated and with power connected
- Two working paddock areas
- Vegetable gardens
- Enclosed stone fruit area
- Citrus and abundant orchard
- Over 3,000 trees planted
- Bird-watching opportunities
- Native trees and wildlife
- Driveable buggy and walking trails
- Outstanding views to the Border Ranges – Springbrook, Wanungra, the Pinnacle, Blackbutt Lookout, and Mt Warning (Wollumbin)
- 24 fertile acres (9.6 hectares)
- Located 2 km from Tyalgum Village, 20 minutes from Murwillumbah, and 40 minutes to the beaches
- Approximately 45 minutes to Gold Coast International Airport

## Disclaimer:

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