



NIMBUS The Peak of Luxury



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21 Cherry Tree Lane, Waitui

Sold

If you desire to live in a pristine rural environment without any compromise on luxury and comfort with world class valley and mountain views, then this magnificent property is for you.

Commanding a private plateau is this architecturally designed home called Nimbus, a home among the clouds', which is perfectly positioned to capture stunning 360 degree views of Hannam Vale valley. Upon arrival you will be in awe of what you see, as your vision will be filled with views beyond belief, from looking east between the ridge lines over the pristine valley below to South Brother Mountain or to the west at the peak of Big Nelly, you will be impressed.

Even before entering the home the quality that is on offer will be represented by the superior finishes of the exterior.

This intuitively designed home will continue to impress you upon entry, with a large lounge with cathedral ceilings and stunning slow combustion fire, that adjoins a stylish well appointed kitchen with quality Smeg appliances, which flows through to a dining area and solarium styled entertainment area which opens to a paved terrace with a Wisteria draped pergola.

Property ID: 21112345

Property Type: House

Garages: 4

Accommodation includes a substantial and privately positioned master bedroom which features a first-class walk through robe. The second bedroom is also generous and easily accommodates a queen sized bed. A large main bathroom also exudes quality throughout.

Other features include a large office, which could also be another living space or third bedroom. Plus there is a second study located off the main hallway.

The expansive grounds include a covered veggie patch and a large detached fully enclosed shed with power.

However the story doesn't finish here, located on the property, away from the main residence is a self contained cottage, that provides two bedrooms, bathroom, kitchen and living spaces, which is great for guests and extra income, as it has shown ongoing success popularity through air B&B.

The property itself includes 46 acres, of which most is arable land with plenty of water supplied through dams and frontage to the upper reaches of Stewarts river.

This is indeed one of the best properties to come to the market in the district, and your inspection is invited. For more information please contact the rural and lifestyle property specialist, Martin Newell from Raine and Horne on 0429883488

Other property Features:

MAIN RESIDENCE

Spotted gum timber floors

Quartz kitchen benchtops with pressed aluminium splashbacks and quality SMEG appliances

Cathedral ceilings in Dining and Lounge rooms

Morso (Danish) cast iron fireplace

Full LED lighting throughout

3Kw Solar Electricity on the roof plus main grid power

Bathroom features quartz benches, plus outdoor hot and cold shower with complete privacy

Extensive vegetable garden and netted orchard

Huge colorbond shedding (12m x 7m) with 3 wide bays and commercial grade rollers doors (one electric) and additional workshop and storage space to rear

Over 100,000 litres of tank water available,

4 x dams (2 x spring fed) and frontage to the Stewarts River

3 x fenced paddocks, plus the house paddock will allow for productive pursuits of many kinds

COTTAGE

2 bedrooms

Air conditioned and slow combustion fireplace,

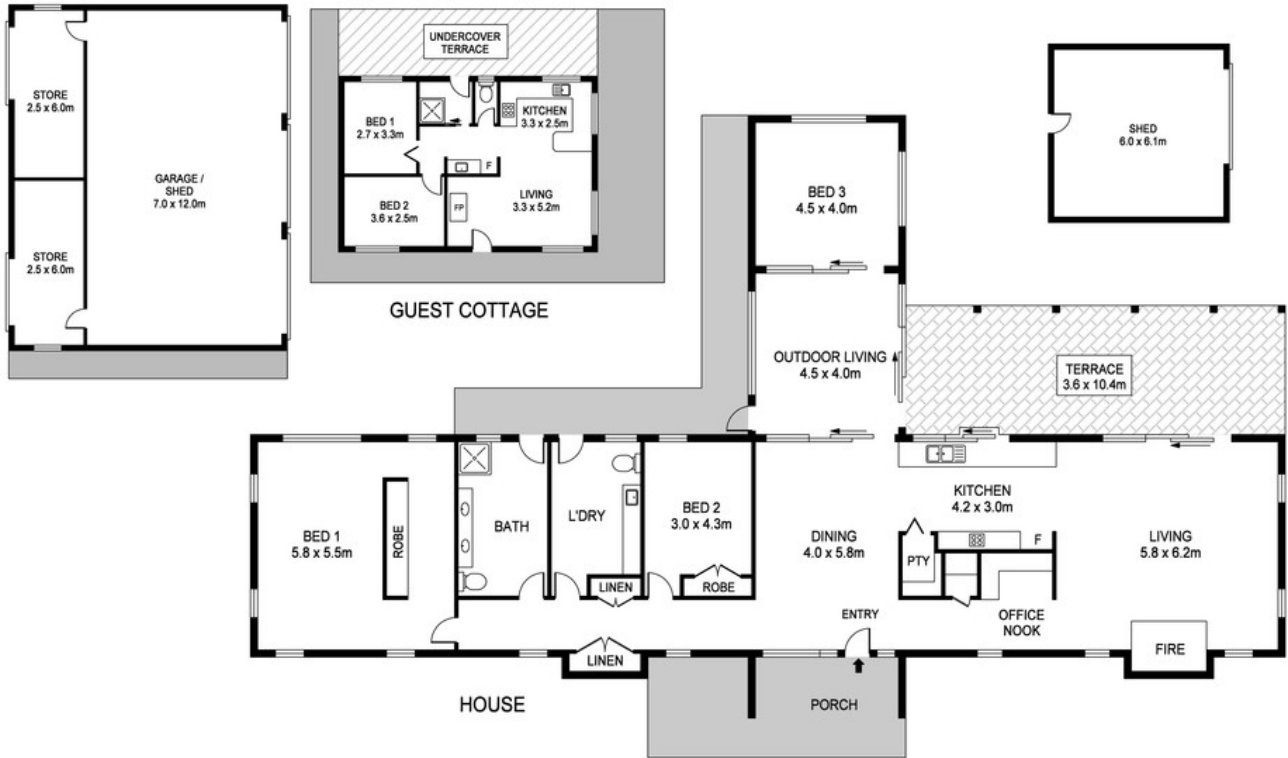
Modern bathroom

Currently offered on AirBnB, you can continue as an income potential (avg over \$8000 p/a) or keep it for friends and family

Approx 35mins South to Taree, 35 mins to the Port Macquarie turn off and just 15 minutes to the Pacific Highway

Primary School Located in Hannam Vale

General Store In Hannam uale



21 Cherry Tree Lane, Hannam Vale

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PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

Raine & Horne