



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

959 Wilson Road, Congarinni North

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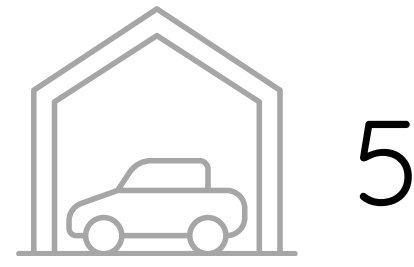
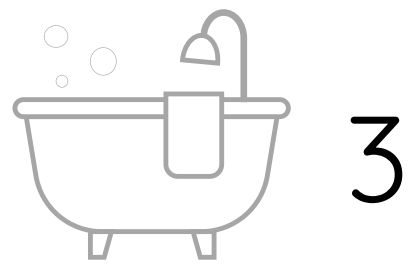
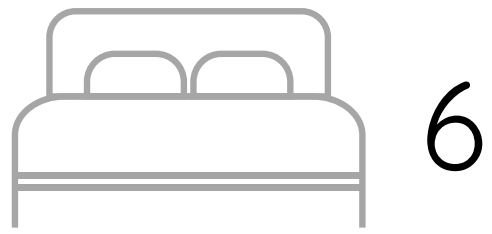
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Property Particulars

959 Wilson Road, Congarinni North



PRICE \$1,075,000 - \$1,150,000

TITLE Lot 1 DP 1069588

LAND SIZE 3.86 ha approx (9.5 acres)

TENANCY Vacant Possession

METHOD OF SALE Private Treaty

COUNCIL RATES \$2,987.42 p.a approx

ZONING R5 Large Lot Residential



Property Description

Acres, views and dual living opportunity...

This thoughtfully designed homestead boasts remarkable energy efficiency and versatility, offering a wealth of features that can only be truly appreciated in person. Set amidst immaculate lawns and gardens, the property provides calming mountain and rural vistas, all within convenient proximity to town.

The home and separate unit are perched in an elevated level position overlooking *3.86 ha (*9.5 acres) of R5 Large Lot Residential zoned land. Upon arrival, you are greeted by two separate entry points leading to a meticulously maintained circular driveway. The approach sets the tone for the property, providing the first glimpse of the inviting colonial-style homestead. Its standout feature is the expansive wraparound verandah, immediately conveying a sense of warmth, welcome, and timeless country charm.

The property offers plentiful parking, providing ample space for cars, boats, horse floats, caravans or any other lifestyle essentials you may own. Entering through the front door, you are welcomed into a generously sized open-plan lounge and dining area. This space is enhanced by ducted air conditioning and twin ceiling fans, ensuring comfort throughout the year.

Expansive floor to ceiling east facing windows invite the gentle morning sunlight indoors, creating a warm and inviting atmosphere. In the cooler months, a slow combustion fireplace adds a cosy touch, perfect for relaxing with family or friends.

The informal family room seamlessly connects to the kitchen, providing direct access to the rear west-facing verandah, an ideal spot to enjoy beautiful sunsets or host family barbecues. The spacious kitchen is thoughtfully appointed with ample storage, timber benchtops, a Smeg six burner gas cooktop and electric oven, microwave nook and a corner pantry. A double sink is positioned to capture scenic rural views, enhancing the overall ambience and functionality of the space.

The primary bedroom is located at the southern end of the home and features an east facing full length window, ceiling fan, ducted air-conditioning, walk-through robe with built in shelves and drawers, ensuite with double shower heads, large vanity, toilet and a west facing window to keep it warm and dry. For those seeking additional space or the possibility of a fifth bedroom, a separate room adjoins the primary suite.

This versatile area is equipped with ducted air conditioning and a rural outlook, it is presently configured as an office/media room.

Continuing along the hallway toward the northern wing, you will find a linen cupboard and access to three additional bedrooms.

Bedroom two and three both have east facing large windows, ceiling fans, ducted air conditioning and beautiful views overlooking the front yard and mountains beyond. Bedroom four is located at the end of the hall and features a built-in robe, northern facing window and ducted air conditioning.

The main bathroom is in a central position and features a deep soaking bathtub, separate shower, large vanity and adjoins the toilet next door. The laundry is in this same central location with a window and door leading to the western verandah.

Property Description

The expansive hardwood verandah is elevated and spans all four sides of the home, built wide enough to accommodate functions and enjoyable times with family and friends. There is also a purpose-built cabana for special events which features a fire pit and a timber bar, perfect for occasions that require additional space!

If the main house wasn't enough, there is a separate well-designed unit with a private ramp entrance and own amenities. The unit features an open plan lounge, dining and kitchen with a glass sliding door leading to the rear deck with both north and western windows to allow the natural flow of sunlight and breeze throughout the day. There is also a generously sized bedroom with a built-in robe. The bathroom and laundry are combined with a vanity, shower, toilet and laundry tub for added convenience. Gas hot water, town and tank water, air conditioning are all available in this stand-alone home.

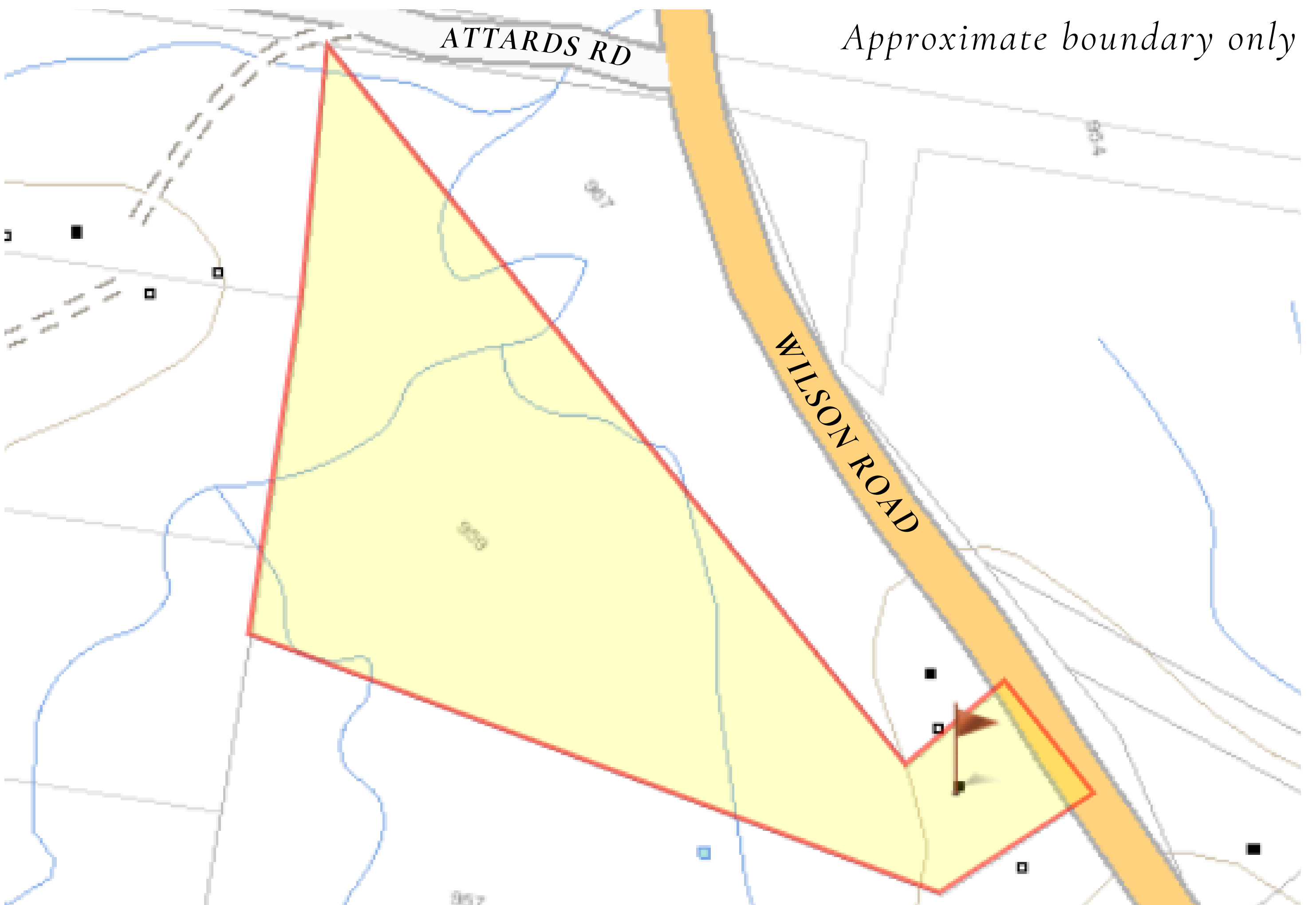
This private space could be utilised either for family, guests or continue to be an income producing rental residence.

Desirable Features:

- Four bedrooms plus an office or the option of five bedrooms in the main home with a flexible floorplan.
- Primary bedroom with ensuite, walk through robe and adjoining living room/office/bedroom.
- Two bathrooms including ensuite, main bathroom and additional bathroom in the unit.
- Double lock up garage with workshop plus abundance of off-street parking.
- Spacious kitchen with Smeg electric oven, 6 burner gas stove, timber benchtops and breakfast bar.
- Informal dining or family room with direct access to western verandah.
- Town water for the main home plus additional town and tank water connected to the unit.
- Unit with separate entrance, bedroom, bathroom, laundry, kitchen, living, air conditioning and deck.
- *3.86 ha (*9.5 acres), waterhole and spring fed stream, R5 Large Lot Residential zoning.
- Close to town amenities, shops and schools.
- Septic system, steel frame house, Polystyrene panelling walls as a fire retardant.
- 10 kw Daikin ducted air-conditioning for heat and cooling throughout the main home.
- Solar hot water and 10 kw back to grid solar system which could be converted to off grid living.
- Cabana for special occasions including firepit and bar, private and level front yard.
- Established gardens, trees, double gated entrance with level circular driveway.
- Mountain and rural views, wrap around hardwood verandahs, level house site.
- Fenced paddocks for horses and livestock, elevated house yard overlooking the paddocks.

* = Approximate only.

Boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

Home-based childcare; Home occupations

3 Permitted with consent

Dual occupancies; Dwelling houses; Eco-tourist facilities; Extensive agriculture; Farm buildings; Forestry; Garden centres; Group homes; Home industries; Horticulture; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Residential accommodation; Roads; Rural workers' dwellings; Secondary dwellings; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Boarding houses; Co-living housing; Commercial premises; Correctional centres; Dairies (pasture-based); Depots; Exhibition villages; Extractive industries; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Independent living units; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Semidetached dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



INT: 193 m²
EXT: 145 m²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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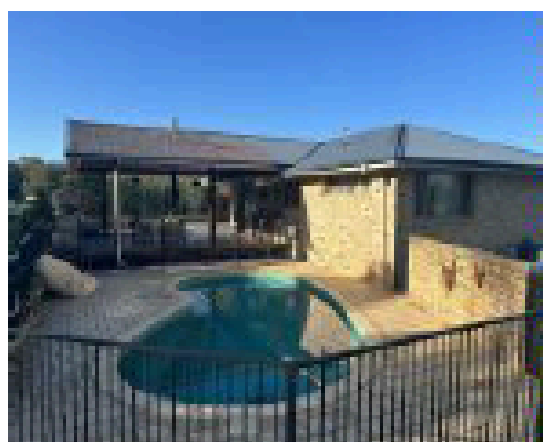
959 Wilson Road, Congarinni North

Rental Appraisal

Nearby Comparable Rental Properties:

765 WILSON RD, CONGARINNI NORTH 2447

 4  1  1



Property Type: House
Area: 15.08 ha (30 m²)
RPD: 1//DP1214173; 202//DP841112

Current Rent Price: **\$800 per week**
First Rent Price: **\$800 per week**
Month Listed: **January 2024* (Rented)**
Days on Market: **27 Days**

Features:



23 PRESTON DR, MACKSVILLE 2447

 4  2  2



Property Type: House
Area: 1.22 ha
RPD: 3062//DP1060960

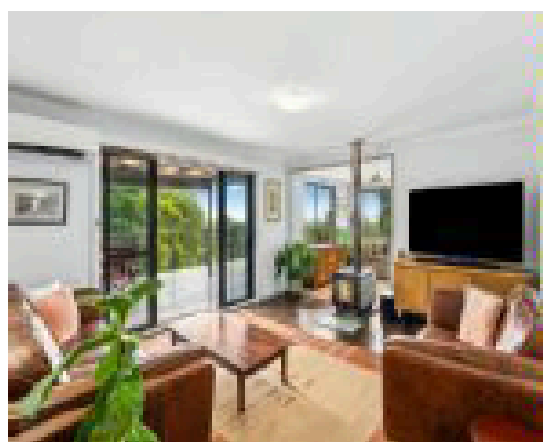
Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **16 Days**

Features:



349 NEWEE CREEK RD, NEWEE CREEK 2447

 4  2  3



Property Type: House
Area: 12.45 ha
RPD: 3//DP1278537

Current Rent Price: **\$695 per week**
First Rent Price: **\$725 per week**
Month Listed: **June 2025* (Rented)**
Days on Market: **69 Days**

Features:



959 Wilson Road, Congarinni North

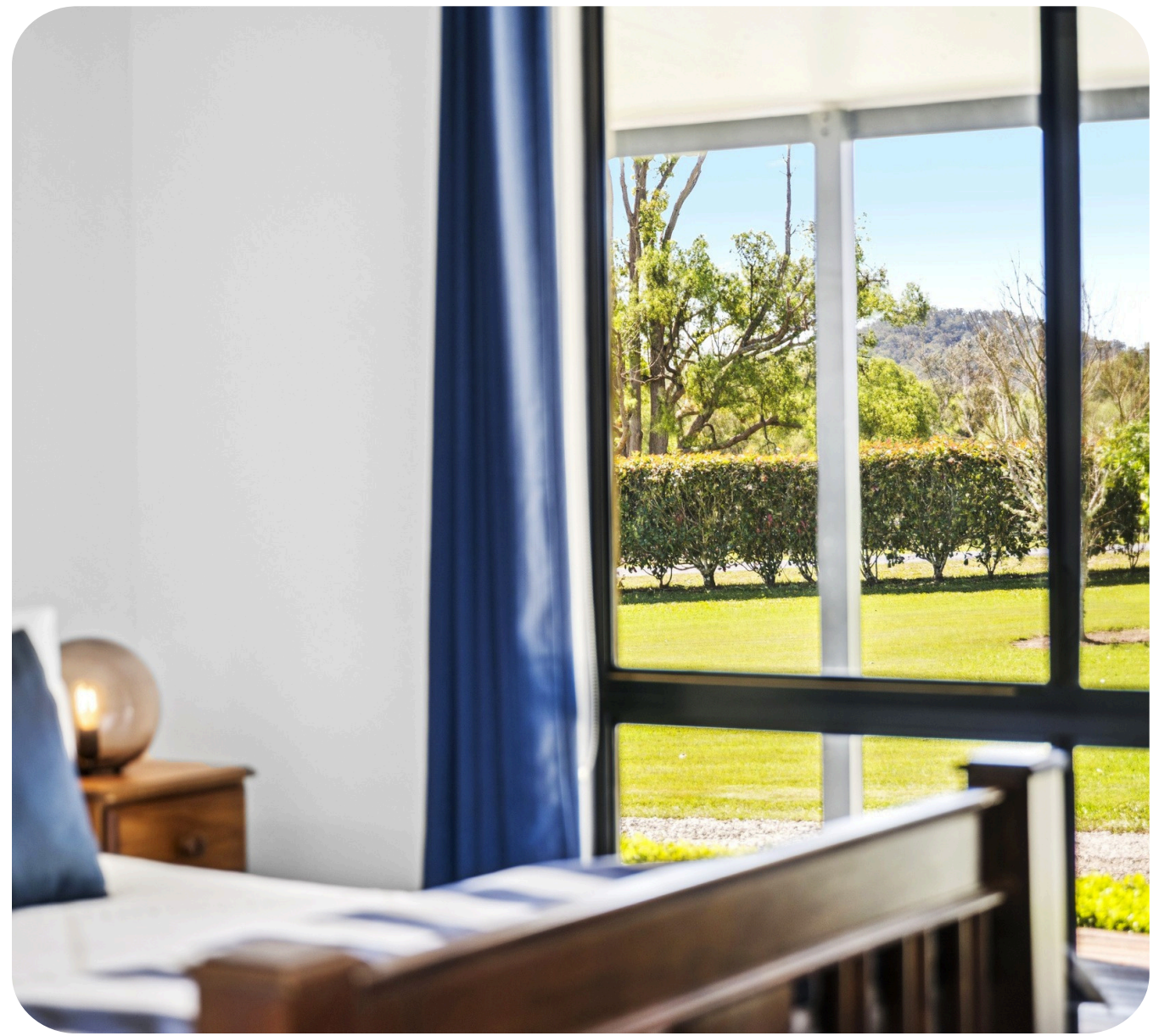
We estimate the above property could potentially achieve a **weekly** rental income of:

\$600 for the main home | \$300 for the unit

\$900 total (if rented separately)

\$800 total (if rented altogether)

Gallery

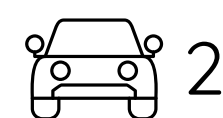
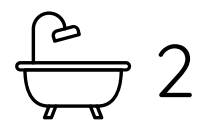


Comparable Sold Properties



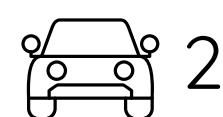
195 Upper Warrell Creek Rd, Congarinni

Sold: \$1,020,000



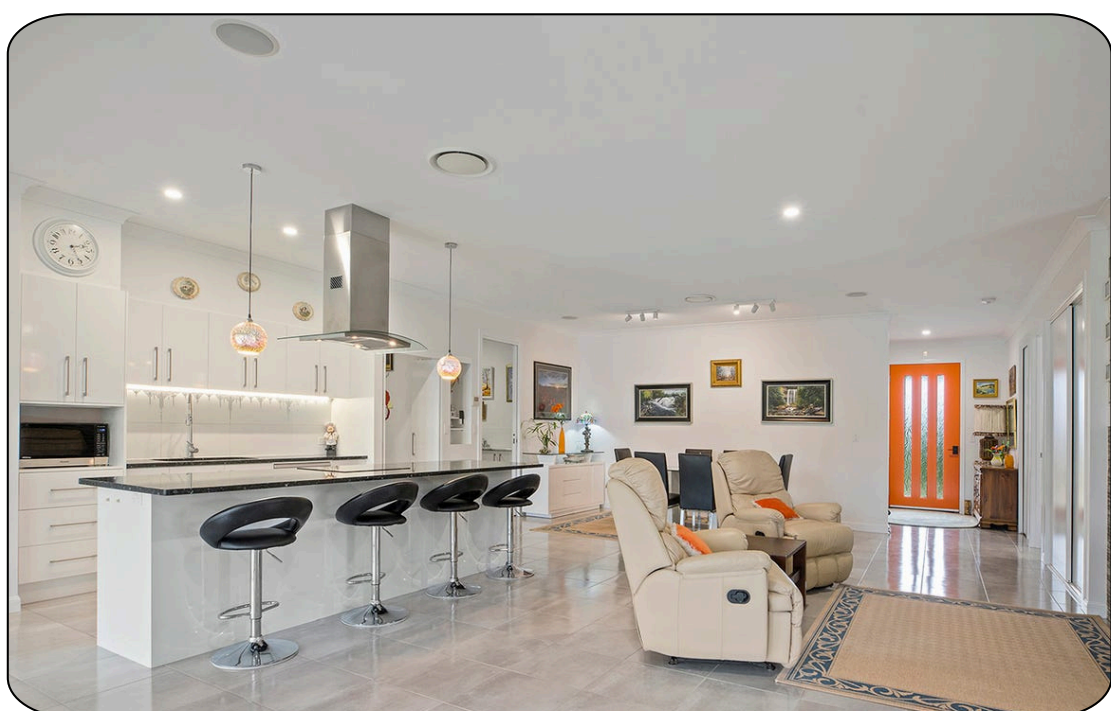
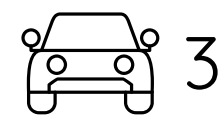
71 Peppertree Grove, Talarm

Sold: \$1,060,000



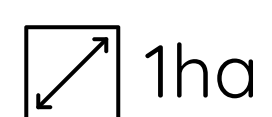
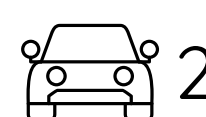
349 Newee Creek Road, Newee Creek

Sold: \$1,100,000



76 Christine Close, Wirrimbi

Sold: \$1,170,000



Formal Offer Form

Property: 959 Wilson Road, Congarinni North

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). I have pre-approval to arrange finance

Conditions: (please tick all that apply)

- Pest and building inspection required
 Need to sell another property to complete this purchase
↳ Is the property currently on the market? yes no

Additional conditions/information:

Settlement period:

42 days after contracts have exchanged.

Do you require a different settlement period? yes no

If yes, please specify:

Please sign and date: (all purchasers must sign)

Sign: _____

Date: _____

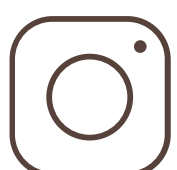


Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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