

Sold



115 Coxs Creek Trail, Coxs Creek



"WOMBAT GULLY" SUSTAINABLE LIFESTYLE AT ITS BEST JUST OUTSIDE RYLSTONE!

Tree change into paradise while leaving a zero carbon footprint! If you are looking to escape to a tranquil eco lifestyle, then this 240 acre property is a must to view.

Wombat Gully adjoins the Wollemi National Park and has a Conservation Agreement over 200 acres, leaving you 40 acres to hobby farm using the many dams on the property, or run your own computer business via satellite broadband, or just sit back and bird watch from the verandah. Over 100 species of birds have been identified, and the native vegetation is as pristine as it gets. Views from any part of the wide surrounding verandah are spectacular.

An absolutely beautiful handmade, poured earth house (featured in Owner Builder Magazine April/May 2010) oozes character throughout. Poured earth is thermally dense and, as the house was built to face due north, it collects the winter sun, while the large verandah and louvre windows provide cool air in summer. This means the house remains very cool on the hottest summer day, without air conditioning, and is cosy warm throughout winter with its brand new slow combustion wood heater.

The house contains a huge open lounge, dining and kitchen area, with three very large bedrooms, a huge bathroom, separate toilet and internal laundry. The house has 10 ft high ceilings and beautiful timberwork and leadlight windows throughout. It is surrounded by a thriving native garden.

Adjoining one end of the house is a fabulous Mediterranean-style walled garden, featuring fruit trees and an abundance of roses and other flowering plants.

3 1 4 240.80 ac

Price	SOLD for \$590,000
Property Type	Residential
Property ID	88
Land Area	240.80 ac

AGENT DETAILS

Tyler Lawson - 0448 862 659

OFFICE DETAILS

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There is also a very picturesque separate artist's cottage to foster your creativity, or use as extra guest accommodation.

The off grid 2.5Kw solar power system accommodates all power use, with a small generator to top up the batteries on cloudy winter days. In addition the property has water tanks on every building, with a total 80,000 litre capacity. This means no electricity or water bills, ever! And the Conservation Agreement means land rates are reduced by 80%.

Outside there is a large totally enclosed orchard, chook house and vegetable garden with an adjoining potting shed. Another shed provides room for all your tools. The owners have run a successful native nursery for the past 10 years.

There are 20 Pine nut trees just about to fruit, and a small plantation of special eucalypts whose valuable seeds can be sold.

The property is located just 20 kms from the historic town of Rylstone, famous for its cafes, art gallery, the annual Streetfeast celebration, and the bi-annual Wood Sculpture Symposium. There's a local hospital, medical practices, golf course and bowling clubs. The school bus travels from town each day to access both the primary school in Rylstone and the high school in nearby Kandos.

Don't miss this fantastic opportunity for a self-sustainable lifestyle - all you could hope for in a property offering an enjoyable way of life nestled next to the Wollemi National Park within easy reach of Rylstone and Mudgee.

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