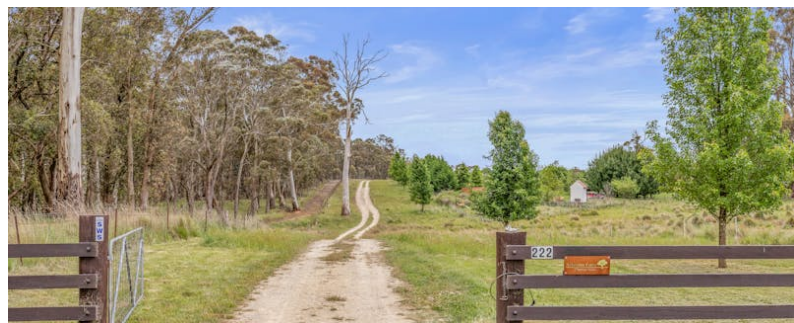




222 Cranfield Road, CHATHAM VALLEY, NSW 2787

Architectural Off-Grid Masterpiece on 50 Acres

20.23 hectares, 50.00 acres

Offered walk-in walk-out (excluding personal items)

Crafted with precision and designed for enduring quality, this exceptional 50-acre holding presents a rare opportunity to acquire a truly self-sufficient estate where sustainability meets sophistication.

Constructed entirely of reinforced concrete, the residence demonstrates a commitment to longevity and performance. The 275mm external walls with 65mm polystyrene insulation and 150mm solid concrete internal walls ensure exceptional thermal efficiency, acoustic integrity, and resilience against fire, pests, and the elements.

Every aspect of this home reflects thoughtful engineering and elegant industrial design. Recycled hardwood timber flooring laid over insulated concrete and yellow-tongued boards provides natural warmth and timeless appeal, while double-glazed windows and doors with Crimsafe screens and blackout blinds combine comfort, safety, and style.

TYPE: For Sale

INTERNET ID: L37718336

SALE DETAILS

\$1,650,000

CONTACT DETAILS

Elders Emms Mooney

152 William Street

Bathurst, NSW

02 6331 0744

Mary David

0429360222

Key Features

- Fully off-grid with a comprehensive solar power system, battery storage, and back-up generator
- 120,000L underground concrete rainwater tanks, plus an additional 10,000L tank servicing the shed
- Starlink internet connectivity for reliable high-speed service
- Remote-controlled blind in lounge/office
- Eureka wood fire creating ambience and warmth
- Designer kitchen with Smeg 90cm dual freestanding oven, walk-in pantry and water purifier
- Main suite with walk-in robe and sleek ensuite
- Two additional bedrooms with triple built-in wardrobes
- Ensuite and family bathroom feature walk-in rainwater shower heads, vanity WC and individual instantaneous gas hot water systems
- Generous laundry with extensive cabinetry
- Large double garage with remote Panel-Lift door
- Separate double shed with roller and access doors, powered by its own solar system
- Commercial grade Colourbond roofing, sandstone retaining walls, and a permanent stream enhancing the natural landscape
- The machinery package includes an 8kW Blue Diamond generator, an East Wind 40HP tractor with implements, and an IHI 9-tonne excavator.
- The household package comes complete with quality electrical appliances, stylish furniture, and a full complement of household essentials

A property of outstanding substance and specification, this estate embodies modern off-grid luxury - offering independence, durability, and refined design in perfect harmony with its serene natural surrounds.

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it.

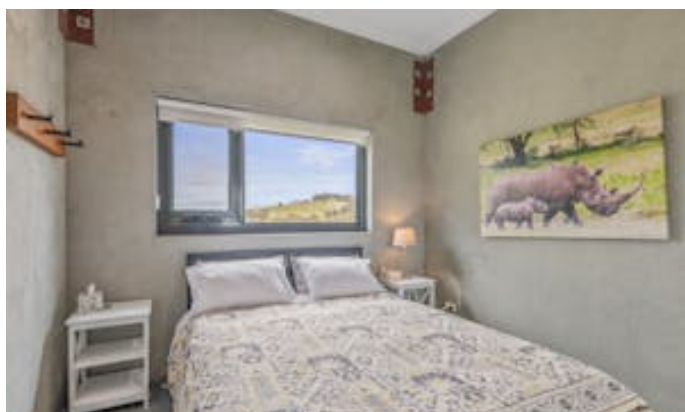
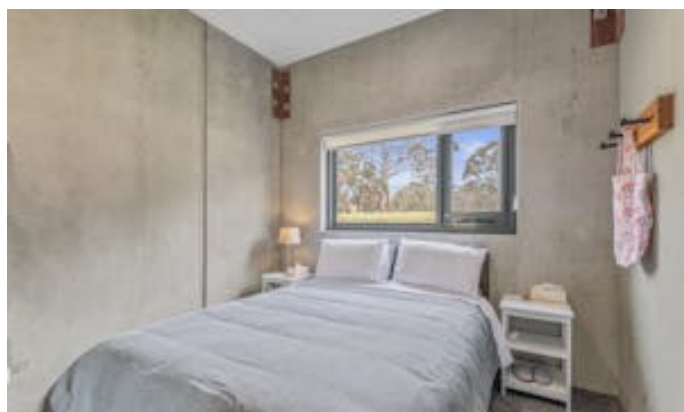
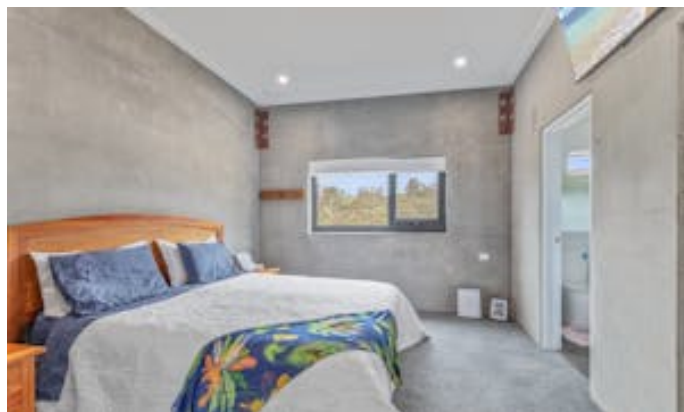
- Land Area 20.234282 hectares
- Bedrooms: 3
- Bathrooms: 2



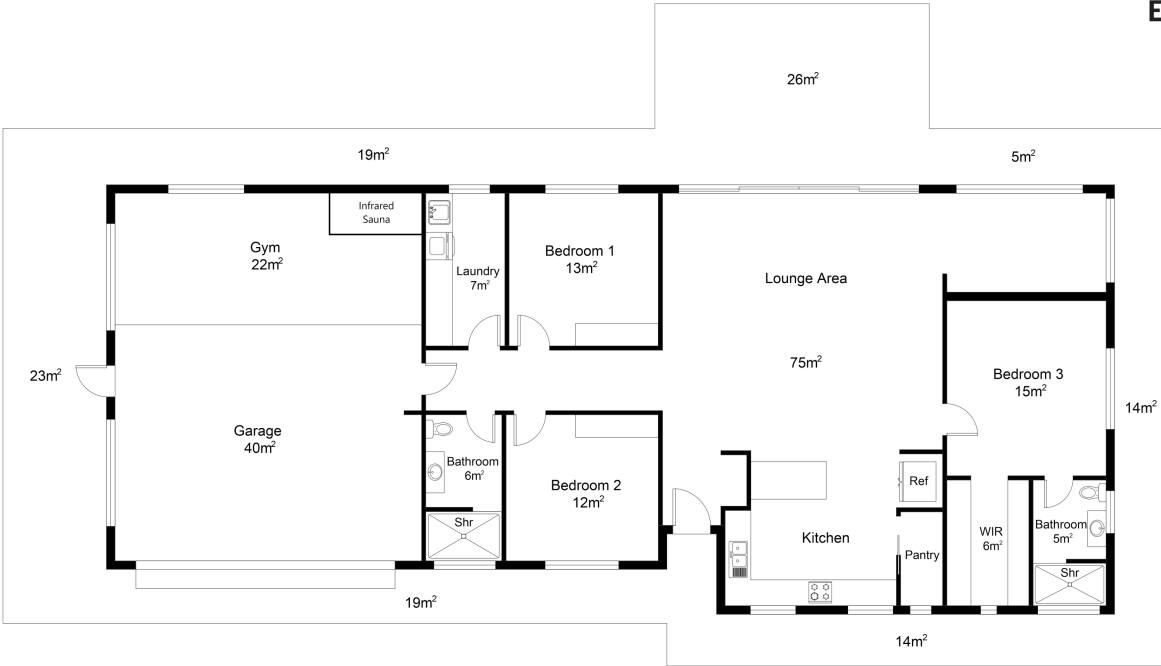
HOMESTEAD

Bedrooms	3
Bathrooms	2









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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