



Lot 107 Tipperary Road, Tipperary via, GLOUCESTER, NSW 2422

Barndominium Glamour!

20.23 hectares, 50.00 acres

Perched proudly on a lush approximate 50-acre hilltop holding in picturesque Tipperary, between Nabiac and Gloucester, this striking off-grid barndominium is a bold blend of modern rural design, sustainability and jaw-dropping valley views.

Follow the meandering driveway to the hilltop until the home emerges into sight and you are then greeted by a circular parking area.

The home is clad in black Colorbond with warm and chunky timber feature accents. It both blends beautifully into the landscape and stands confidently apart with its distinctive architectural style. It's a statement piece that feels grounded, intentional and effortlessly stylish.

Inside, easy living meets country sophistication. The open-plan kitchen, dining and living area with floating timber floorboards forms the heart of the home, where a modern farmhouse kitchen takes centre stage. A concrete topped island bench, butler's sink positioned to soak up the outlook, integrated dishwasher and a DeLonghi electric oven

TYPE: For Sale

INTERNET ID: L39184187

SALE DETAILS

Offers over \$1,200,000

CONTACT DETAILS

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Denise Haynes
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with gas cooktop make this space as functional as it is beautiful. Glass sliding doors open directly onto the covered alfresco area - the ultimate vantage point for sunset drinks, long lunches and quiet mornings overlooking the valley below.

The lower level also offers a generous bedroom, a stylish yet character-filled bathroom with egg-shaped bath plus a fresh all-white laundry.

Upstairs, the loft-style master retreat is a true sanctuary, complete with ensuite, walk-in robe and a large picture window with built in seat, framing the rolling rural landscape beyond - your own private viewing platform over the valley. Imagine waking up to that!

Completely off-grid and impressively equipped, the home features approximately 20 solar panels with battery, producing around 36.6kW, abundant rainwater storage and an environmentally friendly worm-farm septic system. Heating is provided by a slow-combustion wood fire - ideal for baking and cosy winter nights - and cleverly designed to heat the entire home. Air conditioning and ceiling fans ensure comfort through the warmer months.

Vehicle and equipment storage is well covered with three attached lock-up garages.

The land itself is both picturesque and productive. The current owners comfortably run around 14 steers, supported by quality steel stockyards including crush and race. There are also fresh eggs provided every day from "the girls" who have their own chicken coop and free range. There's plenty of space to grow as many vegetables and herbs as you desire.

Water is a standout feature, with a large stock dam, natural gullies running through the property, and permanent Firefly Creek meandering along the front boundary - adding beauty, function and a true sense of connection to the land. The children will have so much fun catching Fireflies!

Private, elevated and beautifully self-sufficient, this is a rare hilltop retreat offering freedom, space and a touch of glamour - where the views are endless, the land is alive, and the lifestyle is simply exceptional.

A bold country statement. An unforgettable off-grid escape.

Whilst completely rural, the property is not isolated. Located approximately 30kms to Nabiac and 37kms to Gloucester NSW. Approximately 3hrs from Wahroonga, Sydney.

Inspection by appointment:

Contact Denise Haynes - Elders R&R Property Group 0414 725 482

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

PROPERTY OVERVIEW

Improvements Steel Stock yards, crush and race. Chicken coop

HOMESTEAD

Bedrooms 2

Bathrooms 2



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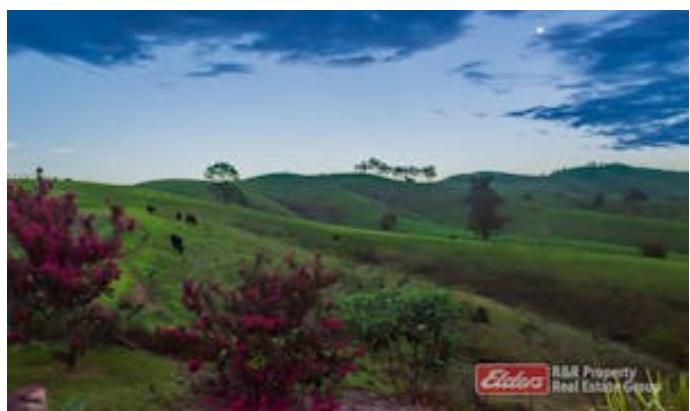
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Lot 107 Tipperary Road, Tipperary, NSW, 2429

Internal Floor Area: 225m²



Land Area: 50ac



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Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.