

5 Grafton St, Lowanna, NSW 2450

House 4 2

Expressions of Interest



## A Private Botanical Sanctuary | Architect-Designed Living on

Set across five beautifully curated acres in Lowanna, this architect-designed sanctuary offers a rare blend of tranquillity, space and refined rural living. Once open paddocks, the grounds have been transformed into established gardens, creating a private retreat where all the hard work has been done.

**Open for Inspection**

By Appointment.

An impressive driveway leads you through lush surrounds to a home designed for both comfort and connection to nature. Inside, soaring ceilings, wide doorways and a thoughtfully planned layout deliver effortless single-level living, with expansive windows framing garden views from every angle.

At the heart of the home, the kitchen is both functional and inviting, featuring Dekton benchtops and premium Asko and Bosch appliances. Designed for entertaining, it offers generous space to cook, gather and connect, all while overlooking the surrounding greenery.

Multiple living zones provide flexibility for family life or hosting guests, while the luxurious master suite offers a private retreat. A separate wing accommodates two additional oversized bedrooms, along with a rumpus/family room, games room, office nook and laundry.

Outdoors, a covered verandah creates the perfect setting for year-round entertaining or quiet moments of relaxation. The grounds are rich and productive, with an extensive orchard of stone fruit, apples, pears and citrus, along with olive trees, nut trees and established vegetable gardens complete with a hot house.

Adding further appeal, the home's design offers flexibility for dual living, with potential to separate levels and create a private guest retreat or Airbnb-style accommodation (STCA), ideal for additional income or extended family.

Sustainability has been carefully considered, with 100,000L of rainwater storage, a bio-septic system, solar power with Tesla battery, and irrigation from the river supporting the established gardens. A large shed, abundant storage and Starlink connectivity complete the package.

Framed by natural beauty and alive with birdlife, this is a property defined by peace, privacy and lifestyle.

All just 35 minutes from Coffs Harbour.

A sanctuary of this calibre is rarely offered.

### Listed By

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