

110 North Island Loop Rd, Upper Orara, NSW 2450

Sold - \$3,350,000

Acreage 5  3  2 



Sweeping Grand Views from Your Incredible 100 Acre Country R

Located within the picturesque Orara Valley is one of the most stunning country retreats on the North Coast of NSW. Set over a magnificent 100 acres, your near new 'Utz Sanby Architects' designed single-level home enjoys spectacular views over the countryside.

Open for Inspection

By Appointment.

The impressive and energy efficient home is separated into two wings. The roomy master bedroom with ensuite, a small office nook and the main living areas take up one wing, while the other larger wing features four guest bedrooms, two bathrooms, a TV room and a laundry.

The magnificent kitchen comes complete with a butler's pantry and nothing but the very best in terms of appliances, whilst the centrally located wood fire heater provides the additional warmth throughout the cooler months. The views from the master bedroom are majestic and the adjoining outdoor deck area is perfect for your morning coffee, evening cocktail or simply somewhere to read a book or unwind.

Built-in daybeds run along the southern side of the guest wing, which can cleverly be turned into extra beds for visitors if need be. Utz Sanby also created a design that incorporates study nooks, storage, built-in joinery and stunning outdoor living areas, essential to make the most of social time in hinterland style. Positioned at the end of the guest wing is the internally accessible large double garage.

Your new home was built along a natural ridge, towards the rear of the property, to take advantage of the commanding views to the North and East in particular. Though the home's style matches its location, it is not your traditional rustic country house; this unique design is modern, light-filled and spacious.

The landscaping, windows and driveway of the property are all carefully aligned with the existing trees, and two large Angophora trees stand majestically on either side of the home.

With its northern aspect and a mono-pitched roof, the structure is angled to ensure the house reaps the warmth of the winter sun, but also blocks out hot summer rays. Therefore, perfectly utilising passive design principles to heat and cool the spaces.

If the North Coast weather becomes humid, the high-level louvre windows, glass sliding doors and ceiling fans help to naturally ventilate the home, while hydronic in-slab heating features under the concrete slab, which has been laid with concrete terrazzo floor tiles. This system uses solar (with an electric booster) for both the hydronic and hot-water heating, with the water harvested and diverted to a 90,000 L water tank.

Listed By

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Floorplan

