

# 934 Promised Land Road, Gleniffer

*Information Memorandum*



**James McCowan**  
M: 0418 800 400  
E: james.mccowan@nswsir.com

**David Medina**  
M: 0419 772 233  
E: david.medina@nswsir.com







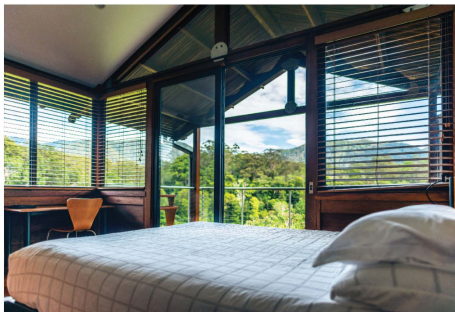
Auction

## Tranquil Retreat: Luxury Chalets, River Frontage, and Stunning Mountain Views

Discover an unparalleled sanctuary of elegance and nature nestled within a 100-acre haven near Bellingen, aptly known as The Promised Land. With stunning views of the Great Dividing Range and the serene Never Never River meandering through the property, this estate offers the epitome of tranquility and scenic beauty. The estate comprises an elegant main residence, three luxurious holiday chalets, a games room, a spacious two-storey timber shed, and a tennis court, blending comfort and adventure seamlessly. With vast forests, fenced paddocks, lush gardens, and bountiful fruit trees, the landscape embodies the essence of rural grandeur.

. The main house boasts a master bedroom, three additional bedrooms, a laundry, ample storage, a large office, and a vast workshop area, providing both relaxation and space for creativity. Meticulously crafted from local timber, each structure on the property embodies architectural beauty while harmonizing with the captivating surroundings. The three chalets offer a consistent revenue stream, and the estate holds great potential for agricultural pursuits, supported by a water license on the Never Never River. Equipped with modern farming machinery, the estate ensures seamless maintenance and fosters agricultural aspirations. Immaculately maintained and ready for new owners, this idyllic paradise beckons you to embrace the life you've always envisioned - your dream estate awaits.

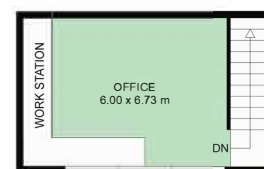








GROUND FLOOR PLAN



FIRST FLOOR PLAN

4 Bedroom | 2 Bathroom | Covered Carport

## Main Residence

Situated at the foothills of the Great Dividing Range, this main house features four spacious bedrooms and two modern bathrooms. Central to the home is an open-plan dining and living area, above which lies a mezzanine office. The crowning jewel is its expansive verandah, offering stunning views of the majestic range.





**APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M**

Floorplan measurements are approximate and are for illustrative purposes only.  
All measurements should be independently verified.

2 Bedroom | 1 Bathroom

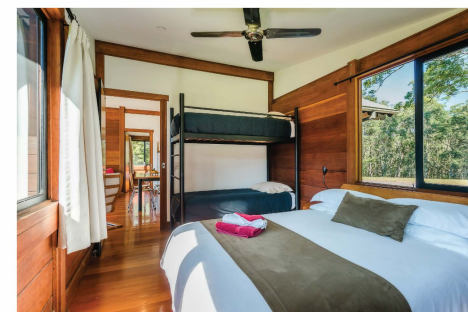
## 'Tallowood'

Tallowood Chalet is a charming and inviting 2-bedroom, 1-bathroom retreat nestled on a picturesque property that offers a harmonious blend of natural beauty and modern comfort. Perfectly designed to generate a steady income year-round, this chalet promises a delightful escape for residents and guests alike. Inside, the chalet features a cozy open-plan layout, expertly blending the living, dining, and kitchen areas into a seamless and functional space. Natural light pours through the large windows, accentuating the warm and welcoming atmosphere,





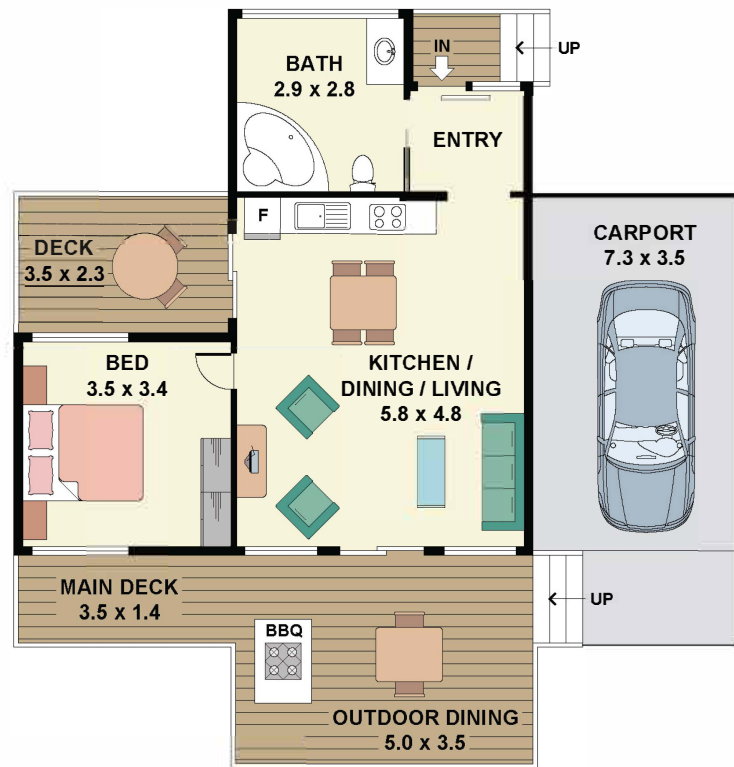
**APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M**  
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2 Bedroom | 1 Bathroom

## 'The Ridge'

Nestled alongside the Tallwood Chalet on the same stunning property, The Ridge Chalet is a delightful 2-bedroom, 1-bathroom haven that exudes charm while providing all the modern comforts necessary for a relaxing stay. Like its neighboring chalet, The Ridge boasts a captivating outdoor dining area that grants breathtaking views of the property's lush landscapes and the majestic Great Dividing Range. Surrounded by the wonders of nature, this spot becomes an enchanting backdrop for al fresco meals and cherished moments shared with loved ones.



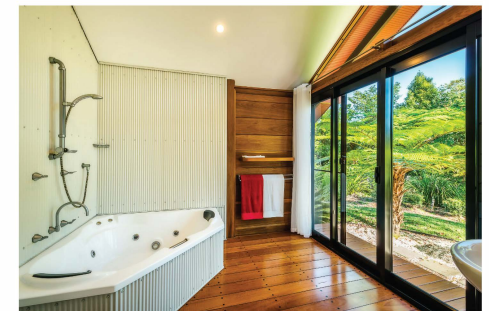
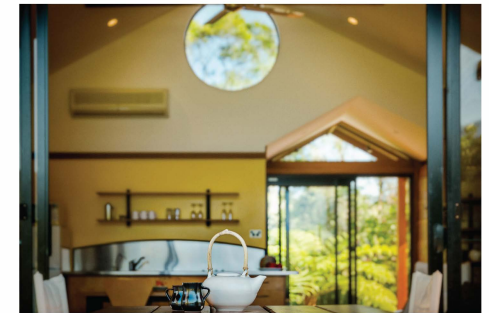
MAIN LEVEL

**APPROX. GROSS INTERNAL FLOOR AREA 82 SQ M CARPORT AREA 27 SQ M**  
**Floorplan measurements are approximate and are for illustrative purposes only. All measurements should be independently verified.**

1 Bedroom | 1 Bathroom | Covered Carport

## 'The Bower'

Nestled on the same picturesque property as Tallowood and The Ridge, 'The Bower' is a secluded and intimate one-bedroom, one-bathroom chalet, perfect for a romantic and private getaway. Surrounded by nature's beauty, it boasts a more exclusive positioning and offers two decks to enhance the sense of seclusion. The chalet features a comfortable bedroom, a well-appointed bathroom, and a cozy open plan living/dining/kitchen area. With its serene ambiance and thoughtful design, 'The Bower' provides the ideal retreat for couples seeking a tranquil escape amidst breathtaking views and natural serenity.





## Available inclusions with the purchase of 934 Promised Land Road

### INVENTORY (HOUSE):

- **Main bedroom (eastern side):** 1 x queen size bed: custom made frame, mattress & bedding
- **Kitchen:** 1 large sideboard/drawers on wheels, 1 fridge/freezer, cooking utensils and crockery, plywood shelving/bookcase
- **Dining area:** 1 large camphor laurel/stainless steel table + chairs, 1 daybed & cushions, white rug, unframed canvass photo on wall
- **Lounge area:** 2 x custom made sofas, cushions, 2 x Ikea lounge chairs, 1 coffee table, 1 TV (inside cabinet), white rug, pot plant
- **Office (mezzanine):** 1 x custom made table
- **Front bedroom (western side):** 1 x queen size bed: custom made frame, mattress & bedding, 1 custom made desk
- **Middle bedroom (western side):** 2 x single beds: custom made frames, mattresses & bedding, 1 x custom made desk, plywood bookcase
- **Back bedroom (western side):** 1 x queen size bed: custom made frame, mattress & bedding, low table custom made
- **Storeroom:** trolley & equipment for chalets (refer to inventory chalets)
- **Laundry:** 1 x 9kg Bosh washing machine, 1 x 9kg dryer
- **Under stairs storage:** Shelving with spare equipment chalets
- **Basement:** garbage bins, spare fridges, ladders, chainsaw, combo brushcutter, gardening implements, shelving, work bench, tools

### ADDITIONAL EQUIPMENT

- Petrol generator (located at the house)
- Electric pump (located at the shed)
- Fire fighter pump (located at the river)

### INVENTORY - CHALETs

#### Tallowood

- **Bedroom 1:** 1 queen size bed with bedding, 2 bedside tables with reading lights, coat hangers and vacuum cleaners in built in wardrobe, towels for 2 guests
- **Bedroom 2:** 1 queen size bed with bedding, 2 bedside tables with reading lights, 1 set of bunks with bedding, open storage cupboard with coat hangers and spare blankets, towels for 4 guests, 2 bathrobes
- **Bathroom:** Bath mat, hand towel, 3 Liquid soap/shampoo containers
- **Living area:** Dining table and 4 chairs, TV unit with TV, sound bar and DVD unit, Wifi router, sofa with cushions, coffee table, woollen rug, 2 Ikea armchairs
- **Kitchen area:** Crockery and cutlery for 6 guests, kettle, toaster, 210L fridge, microwave oven, indoor rubbish bin
- **Entrance:** Wooden shoe rack, rubber mat
- **Bathroom:** Bath mat, hand towel, 3 liquid soap/shampoo containers
- **Verandah:** Outdoor table with 4 chairs, Webber gas barbecue, wooden towel rack
- **Outdoor area:** 2 outdoor rubbish bins, 2 large planter pots with succulents

#### Ridge

- **Bedroom 1:** 1 queen size bed with bedding, 2 bedside tables with reading lights, coat hangers and vacuum cleaners in built in wardrobe, towels for 2 guests
- **Bedroom 2:** 1 queen size bed with bedding, 2 bedside tables with reading lights, 1 set of bunks with bedding, open storage cupboard with coat hangers and spare blankets, towels for 4 guests, 2 bathrobes
- **Living area:** Dining table and 4 chairs TV unit with TV, sound bar and DVD unit, Wifi router, sofa with cushions, coffee table, woollen rug, 2 Ikea armchairs
- **Kitchen area:** Crockery and cutlery for 6 guests, kettle, toaster, 210L fridge, microwave oven, rubbish bin
- **Entrance:** Wooden shoe rack, rubber mat
- **Verandah:** Outdoor table with 4 chairs, Webber gas barbecue, wooden towel rack
- **Outdoor:** 2 outdoor rubbish bins, 2 large planter pots with succulents



## Bower

- **Bedroom 1:** 1 queen size bed with bedding, 2 bedside tables with reading lights, coat hangers in built in wardrobe, towels for 2 guests, 2 spare blankets, 2 bathrobes
  - **Living area:** Dining table and 4 chairs, wall mounted TV, sound bar and DVD unit, Wifi router, sofa with cushions, coffee table, woollen rug, 2 Ikea armchairs
  - **Kitchen area:** crockery and cutlery for 6 guests, kettle, toaster, 210L fridge, microwave oven, indoor rubbish bin
  - **Entrance:** Wooden shoe rack, rubber mat
  - **Verandahs:** 2 Outdoor tables, 4 chairs, Webber gas barbecue, Wooden towel rack
  - **Outdoor:** 2 outdoor rubbish bins, 2 large planter pots with succulents, 4 solar lights
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- **Games room:** 1 pool table, 1 table tennis table, 6 tennis rackets and balls, 5 mountain bikes (located at the shed)
  - **Games room laundry:** Top loader washing machine, dryer, ironing board and iron
  - **Cleaning and maintenance equipment (located in the storeroom at the house):** 1 vacuum cleaner, mops, cobweb brooms, cleaning fibres
  - **Supplies for chalets:** Spare sheets, quilt covers, towels, mattress protectors to cover for change-overs, supplies of liquid soaps, dishwashing liquids, toilet paper etc.
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- **Business aids:** Website: comprehensive and high ranking, Google adwords: running campaign, Business name registered, Booking engine: Little hotelier set-up and running, signage

## ITEMS NOT INCLUDED IN INVENTORY BUT AVAILABLE FOR SALE:

- **Tractor:** 4X4 8000 Mahindra Tractor with loader and 4 in 1 bucket 2016
  - *Estimated value: \$40,000*
- **Mower:** 2021 Gravely 6ft zero turn
  - *Estimated value: \$20,000*
- *Slasher: Heavy duty Howard 6ft slasher*
- *Rotary Hoe*
- *Ripper*

## LINKS TO RELEVANT DOCUMENTS:



Building Report



Pest Report



Profit/Loss Summary





**James McCowan**

**M:** 0418 800 400

**E:** [james.mccowan@nswsir.com](mailto:james.mccowan@nswsir.com)



**David Medina**

**M:** 0419 772 233

**E:** [david.medina@nswsir.com](mailto:david.medina@nswsir.com)