



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

33 Tree Fern Close, Repton

Serena Sutch

M 0418 259 449

E serena@cbea.com.au

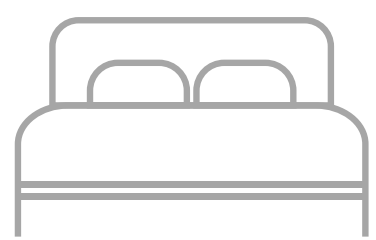
Mikayla Lord

M 0459 837 759

E mikayla@cbea.com.au

Property Particulars

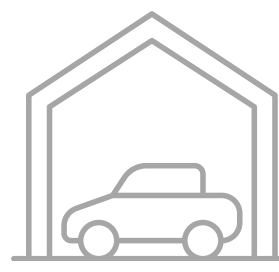
33 Tree Fern Close, Repton



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PRICE

\$1,750,000

TITLE

Lot 23 DP 853415

LAND SIZE

8,529m² (2.1 acres) approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$2,937.86 p.a approx

ZONING

R5 Large Lot Residential



Property Description

Resort style living with forest tranquillity...

This meticulously landscaped property is set on an expansive 8,529 m² (*2.1 acre) block and has been quietly held for 20 years and is almost impossible to recreate.

The main residence offers three bedrooms, three bathrooms and two distinct living areas tailored for both entertaining and relaxation. Additional highlights include a self-contained one-bedroom cedar cottage, a double lock-up garage with lean-to, double carport with additional one car garage, an inground wine cellar, an outdoor pizza oven and covered entertaining area.

Accessed by a long well-maintained driveway, the property boasts an inviting approach. The primary residence is adorned with leadlight windows, double French doors, hardwood floors, sandstone and timber details, high raked ceilings and notable architectural elements—showcasing exceptional quality and craftsmanship throughout.

The living room features polished concrete flooring, a ceiling fan and sandstone accents. A wood fireplace/oven enhances warmth and intimacy, making it ideal as a family space. This versatile area may be separated from the sunroom to accommodate the seasons: featuring both Northern and Eastern sunlight. This area also accommodates the first bathroom; with a shower, toilet, and laundry facilities.

The kitchen showcases stone benchtops, Miele dishwasher, double sink, 'Classic' stand-alone oven / stove and informal dining area adjacent. This informal area features leadlight French doors to the sunroom, extra high ceiling, air conditioning from above and access to a second bathroom with a shower, toilet, vanity and large window taking in the leafy surrounds.

A timber staircase leads to the loft-style bedroom, illuminated by natural sunlight via east and west-facing windows with shutters, as well as skylights. This room is equipped with air conditioning, a ceiling fan, timber flooring and garden views.

Double French doors connect the kitchen to the formal dining room, which could also serve as a second living area. This space is enhanced by leadlight windows, two skylights, timber flooring with sandstone and cedar walls. This room also includes a built-in study nook.

A hallway provides access to the two additional bedrooms, featuring leadlight windows and linen cupboard. The third bedroom is generously sized and boasts a large feature window, air conditioning, a ceiling fan and stacker timber doors that lead to a timber deck overlooking the gardens.

The primary bedroom presents timber flooring, air conditioning, two leadlight windows and two louvre windows that overlook the northern garden. It also includes built-in robes and double French doors opening onto a timber deck, perfect for enjoying the morning sun.

The ensuite bathroom offers a deep corner spa bath, bidet toilet, extra-large shower recess, an antique vanity with stone benchtop, leadlight windows and south-facing views of the foliage.

The cedar cottage is thoughtfully positioned to ensure both privacy and convenient access for guests. A single carport offers all-weather accessibility, as well as the timber deck which compliments the cedar exterior.

Property Description

The lounge room includes a gas fireplace, timber flooring, pressed metal ceiling, ceiling fan and windows facing west and south. The combined dining and kitchen area is equipped with air conditioning, timber floors, dishwasher, four-burner gas cooker, electric stove, a skylight for ample sunlight, a double sink, polished concrete benchtops, brick feature wall and microwave nook.

The hallway with its window and built-in linen cupboard with antique doors and hardware leads to the combined bathroom and laundry including a freestanding bathtub, an open shower recess, toilet, floating vanity and a leadlight window providing sunlight year-round.

The European-style laundry is positioned behind bi-fold doors and offers a bench, deep sink and cabinetry for storage. Timber and corrugated iron accent walls combined with a concrete floor create a fusion of country and industrial aesthetics.

The spacious bedroom has double French doors, timber flooring, two built-in wardrobes, south-facing window, an east-facing timber deck which has a raked ceiling above, a ceiling fan and coastal breezes.

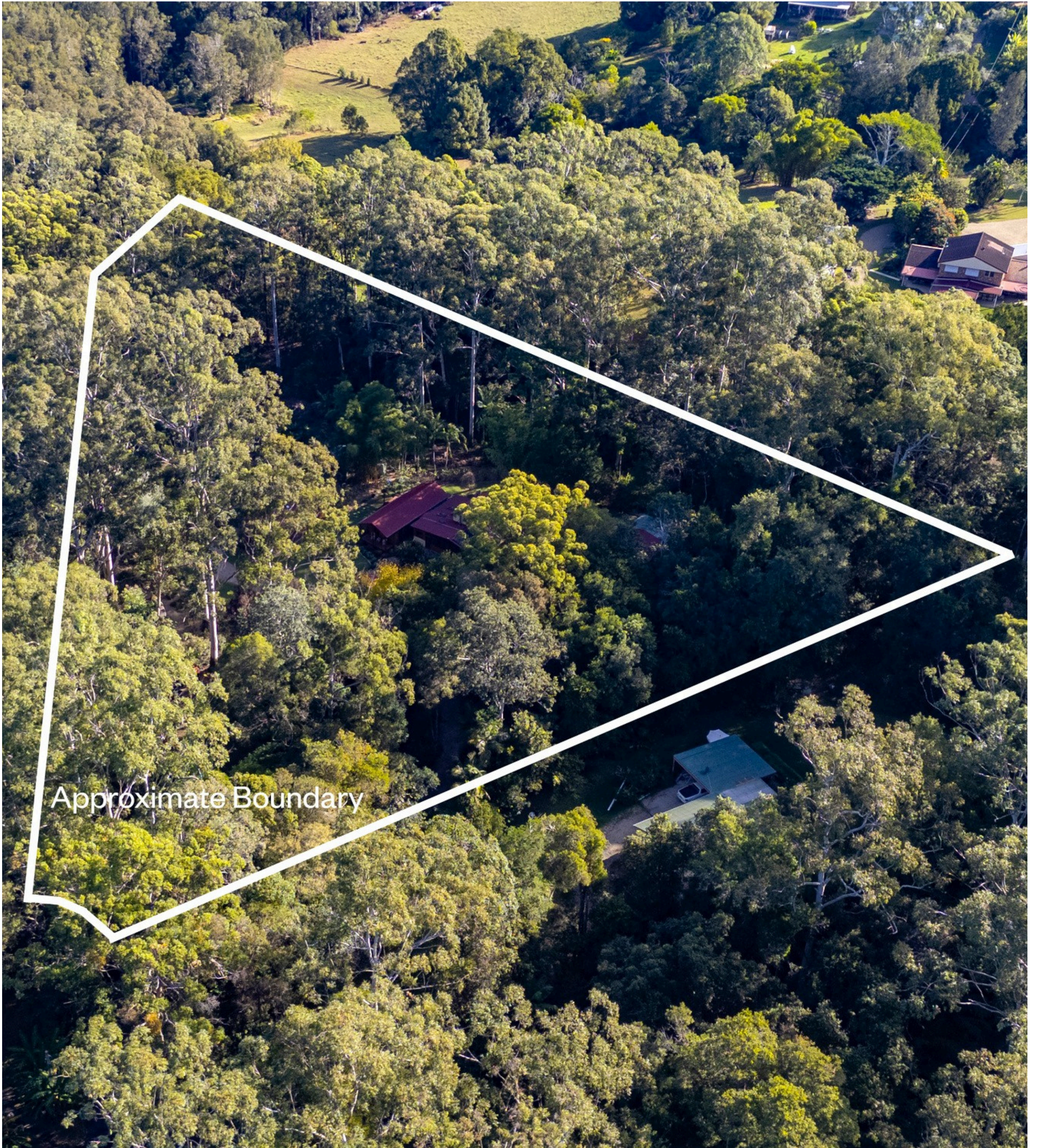
Notable features:

- Long well-maintained driveway, established gardens set on *8,529 m² coastal block, privately positioned at the end of a tightly held cul-de-sac.
- Main home with three bedrooms, three bathrooms and two living rooms, screened sunroom, raked ceilings, sandstone & hardwood features and lead light windows throughout.
- Kitchen with stone benchtops, Miele dishwasher, double sink, 'Classic' stand-alone oven with five burner gas stove and electric oven.
- Wood fireplace/oven, air conditioning throughout both dwellings, back to grid solar, town water and four water tanks.
- Skylights, hardwood and polished concrete floors, double French doors, timber decking, antique features.
- One bedroom cottage, living room, kitchen, two decks, carport, bathroom and laundry, high quality finishes, French doors, pressed metal ceilings.
- Double extra height carport, single garage and lean to near the main house, circular driveway.
- Double garage with lean to, substantial underground wine cellar, extensive driveway infrastructure, established trees, private setting.
- Automatic-collection chicken coop with run enrichment, raised irrigated vegetable beds, garden watering system, garden ornaments, water features, firewood shelter, fishpond, stone pathways through the gardens, dry-creek bed for stormwater drainage.
- Wisteria pergola with timber bench seating.
- Covered outdoor kitchen and dining area, woodfire pizza oven, BBQ and bar fridges.
- Close to the ocean and river.

* = *Approximate only.*

Boundary

Approximate boundary



Zoning Information

BELLINGEN SHIRE COUNCIL

DUAL ZONING:

R5 Large Lot Residential + R3 Environmental Management

R5 Large Lot Residential:

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that large residential lots are appropriately linked to the nearest urban centre.

Permitted without consent

Environmental protection works; Home-based child care; Home occupations

Permitted with consent

Building identification signs; Business identification signs; Cellar door premises; Dual occupancies (attached); Dwelling houses; Home industries; Neighbourhood shops; Restaurants or cafes; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Water recycling facilities; Any other development not specified in item 2 or 4

Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Boarding houses; Boat building and repair facilities; Car parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Turf farming; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

For information on the R3 zoning, please ask us for a copy of the Contract.

Floorplan



INT: 230 m²
EXT: 80 m²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



33 Tree Fern Close, Repton

Rental Appraisal

Nearby Rental Properties:

8 OLD COAST RD, REPTON 2454

 4  2  2



Property Type: House
Area: 7,665 m²
RPD: 1//DP818355

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **42 Days**

Features:



5/93 MYLESTOM DR, REPTON 2454

 3  1  1



Property Type: House
Area: 16.45 ha
RPD: 1//DP1281222

Current Rent Price: **\$700 Weekly**
First Rent Price: **\$700 Weekly**
Month Listed: **April 2026**
Days on Market: **31 Days**

Features:



4 MORGO ST, URUNGA 2455

 4  3  1



Property Type: House
Area: 1,126 m²
RPD: 4/23/DP759026

Current Rent Price: **\$875 per week**
First Rent Price: **\$875 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **15 Days**

Features:



All three properties above are inferior to this property due to location, size and/or infrastructure.

33 Tree Fern Close, Repton

By comparing three rentals nearby, we estimate the above property could achieve a **weekly** rental income of:

\$400 - \$450 for the cottage | \$650 - \$700 for the main residence

NOTE: The above figures may vary due to ever changing market conditions.

Gallery



Cottage

Comparable Sold Properties



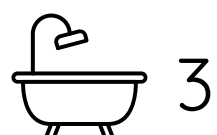
Located close to the Highway

106B Old Pacific Highway, Raleigh

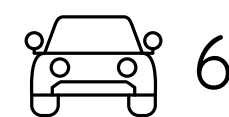
Sold: \$1,660,000



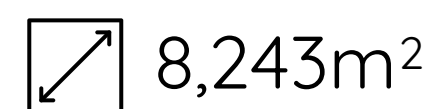
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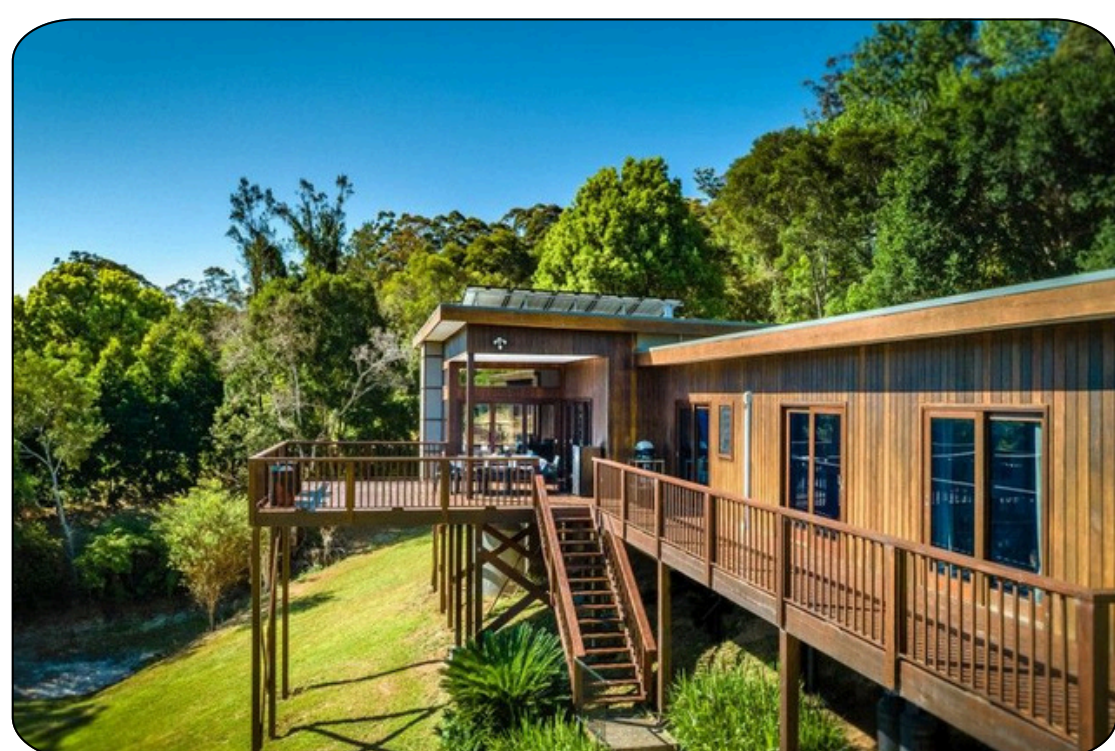
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8,243m²



35 Perrys Road, Repton

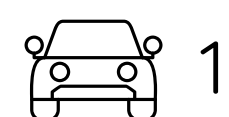
Sold: \$1,700,000



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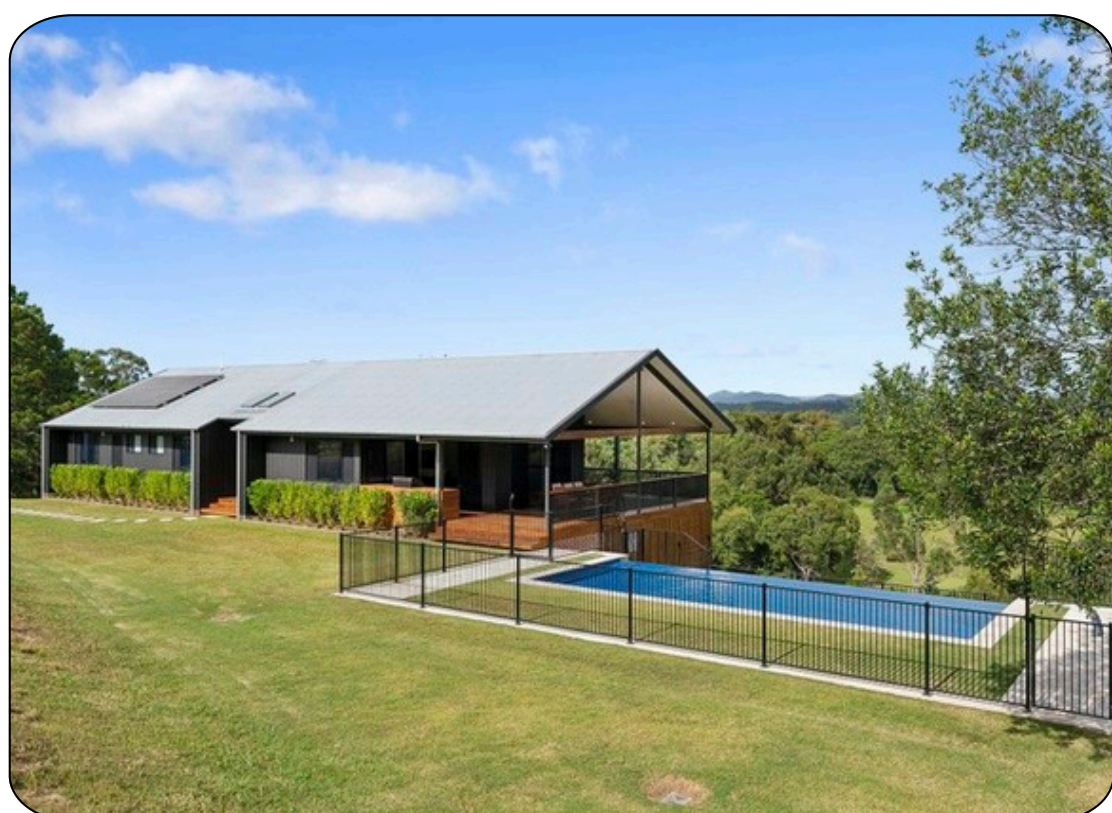
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1.69ha



21 Smiths Road, Repton

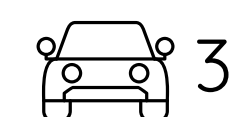
Sold: \$2,000,000



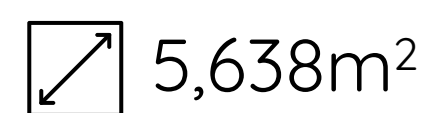
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3



5,638m²

Formal Offer Form

Property: 33 Tree Fern Close, Repton

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). **I have** pre-approval to arrange finance

Conditions: *(please tick all that apply)*

- Pest and building inspection required
 Need to sell another property to complete this purchase
↳ Is the property currently on the market? *yes* *no*

Additional conditions/information:

Settlement period:

84 days after contracts have exchanged.

Do you require a different settlement period? *yes* *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____

Date: _____

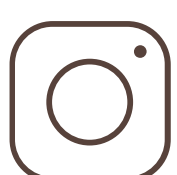


Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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