

**SOLD**  
BY URI ROSS  
@realty

**FOR SALE**

## UNDER CONTRACT

Nimbin's local award winning Rate My Agent proudly presents this large 135 acre farm. Located in the pristine valley of Tuntable, east of Nimbin, this property has not been sold since 1957! It boasts a large 3 BDR rendered weatherboard home with soaring views of the valley.

This property has some great potential with a near flat second house site measuring about 1.5 acres with even bigger views than the house. Sitting above this site is an old quarry still with plenty of material, perfect for the new driveway extension. Also 100's of pine trees are about the property clumped together perfect for milling.

\*\*\*For best understanding of these 135 acres please watch the drone video\*\*\*

Water is ample with 4 small dams and a very large dam at the rear of the property which is spring fed and has never been dry in the current owners existence.

A solid 12m x 7.5m (90sqm) colour-bond shed on a cement slab sits above the garage/packing shed 13.8m x 8.9m (123 sqm). Also towards the southwest corner of the structures is a 9m x 4.9m (44 sqm) timber shed, sheds galore!!

The house being built as early as 1903 has some serious charm. 10 foot 6" high ceilings throughout the house except the enclosed verandah. Beautiful gas oven, electric hot water system & 15,000 Gallons of water storage. Led light features throughout the house and 2 fire places gives it a very homely cosy feel topped off with an insulated roof.

The land, the land holds a great variety of slopes and paddocks, north east facing slopes great for growing and southern & south west slopes also. An old avocado plantation needs some loving but can be home to a 500 rich orchard. The owner has ran 60 breeders at capacity or 100 calves, cattle yards are of course already erect. The soil is rich, red in parts and brown in others.

Additional facts:

Nimbin 15 mins away  
The Channon 5 mins away  
Lismore 30 mins away  
Byron Bay 55 mins  
Council Rates \$1695 P.A.

**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
**\$1,095,000**

**OPEN FOR INSPECTION:**  
**N/A**



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