



# FOR SALE

## HIGHSET AFFORDABLE COMMUNITY LIVING

Nimbin's local award winning Rate My Agent proudly presents share 5 of 278a Mulvena Road, Larnook. Located high on the McKellar Range sits Elysian Farm approx 280 acres in size. Share 5 is approx 5 acres in size with a northerly aspect.

The share has 3 individual structures, 2 of which are large bedroom/studio's and another being the kitchen, lounge & entertaining areas. The home was built by the current owner and is constructed with hardwood, sawcrete walls (sawdust, sand, cement) & other recycled timbers. Another aged dwelling also is erected near by which could be used to salvage the healthy timber that remains.

2 spring fed dams are on the community which assist the shareholders with water and remain full even through the driest of droughts due to its elevation.

A small independent solar system powers the home with instant gas hot water and a wood stove for the colder months. This really is a low cost lifestyle.

Established veggie gardens are erect which need some TLC as it is currently vacant.

This is perfect for anyone of any age to come and start a new beginning, and with some small improvements turn this into a beautiful obode of peace.

Community policies:

- no dogs or cats
- weekly fees of \$20 for single owner or \$35 for a couple/family (covers all annual rates & fees)
- work levies are 25 hours per year OR \$20 per hour payable to the community for any unworked hours.

\*\*\*Please note, banks will not finance this purchase\*\*\*

45 minutes to Nimbin, Lismore or Kyogle, take your pick for shopping and socialising in one of these 3 great towns.

2 BED | 1 BATH | 0 CAR

PRICE:  
\$185,000

OPEN FOR INSPECTION:  
N/A



**Uri Ross**  
**0423280278**  
uri.ross@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)