



**SOLD**

## LUXURY COUNTY LIVING

Nimbin's local award winning agent proudly presents 227 Warby road Jiggi. This parkland type property is located just 24km from Lismore and is situated on arguably the neatest 5.5 acre (Approx) property on the market.

An enormous amount of love has been poured across almost every square metre of this block. Evidentially, all the hard work is done. This property holds a high standard of living and a generous owner is offering generous terms as he wishes to migrate north.

The solid brick home was built in the late 90's and consists of 3 bedrooms, 1 bathroom, an in-ground swimming pool and an amazing kitchen. High end finishes have been installed including German soft close draws, an island featuring Ceaser bench-tops and a view that will distract the most focused chef. Custom blinds have been installed along the glass windows keeping the temperature consistent inside.

All three bedrooms have built in robes and the main boasts a walk in robe along with an approved DA to construct a second bathroom with plumbing already completed. A very pleasant view is given looking over the gardens and dam from the lounge, dining and kitchen.

A heat transfer system has been installed in the home which provides, when the fire is running a temperature of 18 degrees throughout the entire structure making winter sweetly comfortable. Approx 6.6kw of solar lays on the roof giving a generous credit every quarter. Hot water is power by a solar hot water system with an electric back up. Water storage is 4 X 20,000 Gal tanks and of course 2 dams.

The shed is located a stones throw away, it measures 82sqm in size, connected to mains power and has an additional 36sqm that can easily be extended over as the slab is in place. All conveniently accessible from a covered walk way from the house.

The house not only overlooks the pool but also the dam big enough for a small boat. This dam is one of a kind and it invites much of the local animals to enjoy its beauty and its resource on a daily basis. And, of course there is an extensive irrigation system in place again minimising maintenance.

The garden is self-sustaining and has been well designed, planted in rows which offer privacy to the house as you drive up the road, and views in to appreciate the properties pure beauty as you

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$672,888

**OPEN FOR INSPECTION:**  
N/A



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