



**SOLD**

## HISTORICAL HOMESTEAD!!!

Nimbin's local award winning agent proudly presents 80 Billen Road, Georgica.

A very private 89 acre (approx) parcel of undulating land with Georgica Creek running through the middle of the property. A local farmer has been running comfortably 20 - 30 head of cattle at previous times though has removed them for the sale.

The homestead was built in the early 1900's and offers an extremely solid structure, weatherboard cladding, polished timber floor boards, 4 bedrooms and 80% wrap around decks. Three of the bedrooms and bathroom offer an outlook of the beautiful surrounding area.

The home is positioned high on the hill which looks over the majority of the property and the three sheds (open colourbond shed approx 56sqm, old milking shed approx 150 sqm, old bales 120sqm also connected to mains power). The bales and milking shed are in need of some TLC though they both have strong hardwood frames and both boast huge fig trees nearby. There is some weeds and shrubby bush across the property, but nothing a good tractor cannot handle.

The creek is a shallow, though it is from a permanent source and runs for almost 1km through the middle of the property. There is one dam, though there are other gullies/waterways that would be great opportunities to build an extra dam or two.

Only one neighbour is visible from the house. A two-bay carport sits by the house along with a lockable shed which is also on mains power. The house is fenced from the property, ideal for keeping pets in and cattle out. A thick row of Lilly Pillies are planted along the road to add privacy to the house. By the carport is also a mature custard apple tree, mango and a lemon tree.

This property can be purchased and left as is, however it has enormous room for potential and improvement.

To arrange your own private inspection of this wonderful property call Uri Ross today.

**4 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$590,000

**OPEN FOR INSPECTION:**  
N/A



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