



**SOLD**

## UNDER CONTRACT

Nimbin's local award-winning local agent, Uri Ross, proudly presents 392 Rose Road, Tuntable Creek.

**\*\*PEST & BUILDING REPORT AVAILABLE\*\***

The property is approx. 18 elevated acres of rich red soil along the Koonorigan Range at the end of a quiet no through road. A beautiful off-grid chalet style home takes advantage of the location's incredible views.

The home was meticulously hand built from hardwood and recycled materials, boasting 2 bedrooms and a large loft. The kitchen provides stunning Rosewood bench tops and shelves with a wood fuelled cast iron AGA cooker in pristine condition, great for heating in winter, and a gas stove / oven. A gas fridge is also included.

From the master bedroom and living/dining you have direct access via french doors to the wrap around verandah. Featuring uninterrupted views to Nimbin Rocks, the Border Ranges and Mt Lindsay, the verandah offers a place of peace and wonder. Polished timber floors, raked ceilings and quaint stained-glass windows all complete the style so popular within the Northern Rivers region. The home is powered by a 2kw solar system with 750-amp hour battery storage. Water is supplied from a 6000gal rainwater tank and additional 1000 gal catchment tank.

A generous studio cabin (also council approved) is located approx 65m from the house and is accessible via a joyful garden stroll. The cabin boasts the same exquisite craftsmanship with large balcony and its own 1kw solar system with 120-amp hour battery storage.

Lock up one bay garage and a separate single carport are available for vehicles or storage. If that's not enough, a 40ft shipping container sits in the perfect location for a chook house, potting shed or additional storage. Two paddocks are fenced for a protected veggie garden or for a few animals.

Most of the land has mature trees and shrubs with old Mango Trees, a huge super producing avocado tree right at the front door, Black Sappote, Figs, Apples, Oranges, Lemons and more. Down towards the bottom boundary is a seasonal creek which flows in times of rain.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$595,000

**OPEN FOR INSPECTION:**  
N/A



**Uri Ross**  
**0423280278**

[uri.ross@atrealty.com.au](mailto:uri.ross@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)