



# FOR SALE

## UNDER CONTRACT

Nimbins' local award winning agent, Uri Ross, Proudly presents 5 Oxbow Road, Cawongla. Set in the quiet village of Cawongla is this 7.3 acre parcel of land just 230m from the Cawongla General Store.

Keep the land as one title or continue with the approved sub division to split the land into two titles giving yourself more opportunities. The approval of the proposed lots would accommodate for Lot 1 having 2.15 Ha of land & Lot 2 having 0.819 Ha of land.

This property boasts many features such as gently sloping land which means lower building costs and easier maintenance, a dam, creek, two road frontages, mains electricity + a preschool & general store just a couple of hundred of metres away.

This is a perfect spot for advertising for your home business or trade with Kyogle Road as one of the road frontages which receives a decent amount of passing traffic each day.

If you wanted to build off grid that is also an option as the property has a great aspect for solar with a NNE aspect. Across the road is the Leycester Creek which can be accessed from the bridge down the road and attracts a range of wild life.

Cawongla is located 24km from Nimbin, 16km from Kyogle & 35km from Lismore. Nearby are some great swimming holes & the Cawongla Store cooks wood fired pizza on Friday nights & has delicious home made meals.

To view the approved DA or for more information, give me a call today.

0 BED | 0 BATH | 0 CAR

### PRICE:

\$395,000 - \$434,000

### 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)