



**SOLD**

## LAKESIDE LIVING - UNDER CONTRACT

Nimbin's local award-winning agent, Uri Ross, proudly presents 35 McGuinness road Georgica.

Best described as a plateau, this stunning 90-acre property sits 200m above sea level, is abundant with water and high-quality soil, perfect for hobby or commercial production.

\*\*\*PLEASE NOTE, BEST ACCESS IS VIA BILLEN ROAD THROUGH GOOLMANGAR/LISMORE, NOT POSSIBLE VIA LARNOOK\*\*\*

Bindaree, the original name of this property, an aboriginal word meaning a place of much water. The property has 3 lake-style dams that capture a strong spring with an estimated holding capacity of approx. 41.7 megalitres with the potential to add another large dam. The abundance of water attracts many different types of birdlife and other creatures.

The soil throughout the property is sandy loam and rich volcanic soil. Not only is it high-quality, but has been chemical-free farmed for 44 years, allowing for the finest agriculture production. And to top it off, the subtle rolling land sees minimal gradients making this beautiful property extremely usable.

There are multiple house sites situated in numerous locations depending on what aspect and water view you may choose. The rear of the property is much like a parkland, with an additional waterway and woodlands that attract an abundance of flora and fauna.

A 2 BDR mud brick home is cute and cosy that features high ceilings and exposed hardwood frames. The home is connected to mains power. Cook on the gas oven, and in winter, use the wood combustion stove, which is separate from the potbelly fire, so yes, 2 fireplaces are installed. There is a walk-in pantry, solar hot water with gas back-up, enjoy the wood-fired pizza oven next to the chook pen and raised vegetable gardens.

Overall the home is modest and simple but would suit many, or it could be used as a stepping stone while you build the house of your dreams elsewhere on the property.

Rainwater is caught in a 20,000L tank, with a 10,000L tank used for garden purposes and already plumbed into the dam using a new Honda pump. There are several mixed mango species that produce ample amounts of fruit. There are healthy amounts of mature millable timber stands with plenty of re-growth in the lower canopies.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$1,000,000

OPEN FOR INSPECTION:  
N/A



Uri Ross  
0423280278

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