



**SOLD**

## UNDER CONTRACT - VACANT CANVASS

Nimbin's local award-winning agent, Uri Ross, proudly presents 4/2 Cordyline Road, Rock Valley. Situated only 25 minutes from Lismore & 37 minutes from Nimbin are these extremely desirable & elevated allotments with titles already released and ready for you to start building.

Both Lots have soaring views over the Mackellar Range. 4/2 has a classic elevated outlook over gum trees, farmsteads and on to the ranges over the valley and is approx. 2.12 acres in size

Mains power sits across the road and is available to connect for the new owner STA. Due to the lay of the land, small dams could be created for garden purposes, though houses of course would need rainwater tanks & septic systems to be installed. Mature pecan tree's are planted in a line close to the northern boundaries.

On file available upon request, is detailed information from the original approval of these lots, the documents range from an informative soil contamination report from 2018, septic installation quotes, bushfire threat assessment report & a Neighbourhood Management Statement.

The official title of the land is known as community title, which is best described as strata title. There is a shared council rate cost and then internal fees to manage the common land.

**\*\*Normal bank loans can be used to purchase this as a residential transaction\*\***

Council rates are \$1,203.18 P/A

Approx. 4 acres will be managed (with very low maintenance) between the 5 owners which has 2 dams established to attract bird and aquatic life and is already planted out with a variety of native species at no cost to perspective purchasers.

The owner respects the native environment & hopes this attracts buyers of similar mindsets.

Call Uri today for more information

0 BED | 0 BATH | 0 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



**Uri Ross**  
**0423280278**  
uri.ross@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)