



**SOLD**

## UNDER CONTRACT

Nimbins local award winning agent, Uri Ross, proudly presents 16 Weismantel Road, Nimbin. Set on the immediate outskirts of town, is this large 92.4-acre lifestyle property full of potential. It features 350 metres of Mulgum Creek frontage, 3 structures, internal tracks, an old Macadamia orchard and more.

The property is located on a no-through road, off another no-through road, which of course is quieter than the average location. There are a few close neighbours at the front of the property, then heading up toward the rear of the property it is very quiet & secluded.

The 1st house is situated near the front of the property, it has an amazing outlook over Blue Knob & The Nightcap Range. The timber structure which is built on a slab has 3 bedrooms, 2 bathrooms & a large open plan living area along with some bush rock wall feature walls. Mains power & town water is connected. A lovely garden by the entrance & a sitting area on the northern side of the house. Overall the house is in some need of some TLC.

Heading further up the driveway, past one of the 4 dams you will find a 2nd structure. It is also connected to mains power & water, it has timber floorboards & 2 bedrooms. It is sitting by a mature mandarin orchard & through the trees you have soaring views of the surrounding mountains.

Last but not least, further up the hill you will find the old shed which has a hardwood frame & some basic facilities added over time, it too is connected to mains power & water and. This structure is surrounded by a mature macadamia orchard, 205 trees' in total. The land surrounding is also very gradual & easy to work, there is also a small spring fed dam nearby.

There are approx. 30 acres of land that would be suitable for grazing land or farming activities, this land has a great aspect & located at the base of the mountain which means fertile soil would be endlessly available. There is also a spring fed dam in the paddock, & the views up here are to die for which soar over to the Nimbin Rocks, Mackellar Range & The Nightcap Range, very impressive.

The rear part of the property is steep, approx. 35 acres of mother nature, a great environment for the local wildlife, & would be an awesome place for bushwalks & mountain bikes. There is also a firefighting pump, farm trailer + 2 ICB's.

**5 BED | 3 BATH | 1 CAR**

**PRICE:**  
\$975,000

**OPEN FOR INSPECTION:**  
N/A



**Uri Ross**  
**0423280278**

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