



FOR SALE

BUSHBLOCK BEAUTY WITH BREATHTAKING VIEWS

Nimbin's local award-winning agent, Uri Ross, proudly presents 76 Coalmine Road, Mount Burrell. Set on a huge (approx.) 259-acre parcel of land with some of the most breathtaking views money can buy. This property is situated on a dead-end road, offering vast amounts of privacy & water security. Its western boundary meets Mebbin National Park, and the Tweed River runs through the entrance of the lot. However, it is more like a stream at this stage as its position is very much at the top of the catchment.

Two large, beautiful Figtree's compliment the flat building site on top of a knoll, which has a breathtaking vista, views of the Border Ranges, Springbrook, Sphinx Rock & right in the middle, Mount Warning.

An older well-built shack is already established, connected to mains power & rainwater. Also installed is a small array of solar, solar hot water & gas cooking. There is a fireplace in the lounge room & 3 bedrooms, a great place to live while you build your dream home. Hardwood timbers have been used throughout, mostly milled off the property. Nearby is a mango tree, bush lemons & several banana trees.

Roughly 330m down the hill is a dance/performance studio that could easily be converted into a habitable structure. Also constructed with hardwood, it is a very sturdy structure built on a slab, connected to mains power & has rainwater tanks installed.

Below this studio is an amphitheatre-like area that is extremely unique when cleared, with gentle land and a pristine stream snaking its way past.

There are 3 dams nearby, plus internal natural waterways from springs coming out of the national park & from within the forests at the back of the property.

Much of the growth at the front of the property is regrowth & needing cleaning up to bring it back to its natural beauty.

This property has 2 titles, though only one dwelling entitlement. However, a boundary adjustment could allow for an additional title (STCA).

3 BED | 1 BATH | 2 CAR

PRICE:
\$1,250,000

OPEN FOR INSPECTION:
N/A



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