

SOLD

TWO HOMES - ONE TITLE

Nimbin's local award-winning agent, Uri Ross, proudly presents 458 - 459 Williams Road, Barkers Vale. Situated in a quiet location alongside Hanging Rock Creek is this 10.17-acre property featuring two houses, separated by the road giving each home a sense of privacy & individuality.

Both lots are very similar in size, each side creek access and paddocks, where you could conduct some type of small agriculture activities. On the higher side, set back from the road, is the converted dairy bales offering charm & character with stained glass, weatherboard cladding & bullnose roofing. Conveniently it has an additional studio, perfect for a teenager or elderly parent. The covered veranda offers a peaceful mountain view in the distance & you will hear the sound of the creek from below. The bales is connected to mains power, it has open plan living, a wood fireplace & a spa-style bathtub.

Across the other side of the road, is the A-frame timber beauty. A deck runs around 3 of the 4 sides of the house, supplying a gorgeous view over the flat paddock & down to the creek and towards a forest of mature native trees. Open plan living is featured, and one wall is completely glass, letting the light splash through the home all year round. There is one-bedroom downstairs & another loft-style bedroom upstairs. Mains power is also connected and there is a convenient electric double lock up garage.

The condition of both the property & the houses are in need of some TLC. This would be an excellent purchase for someone who is handy & has basic carpentry skills. Both leases are ongoing on a month-to-month & rent for \$560 p/w. The tenants are interested in continuing their leases, though vacant possession can be offered.

A short drive along Williams Road, you will discover one of the best swimming holes in the area - Hanging Rock Falls, a great spot to enjoy some food & drinks from the local Wadeville Woolies General Store.

Call Uri today for more information.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no

4 BED | 3 BATH | 3 CAR

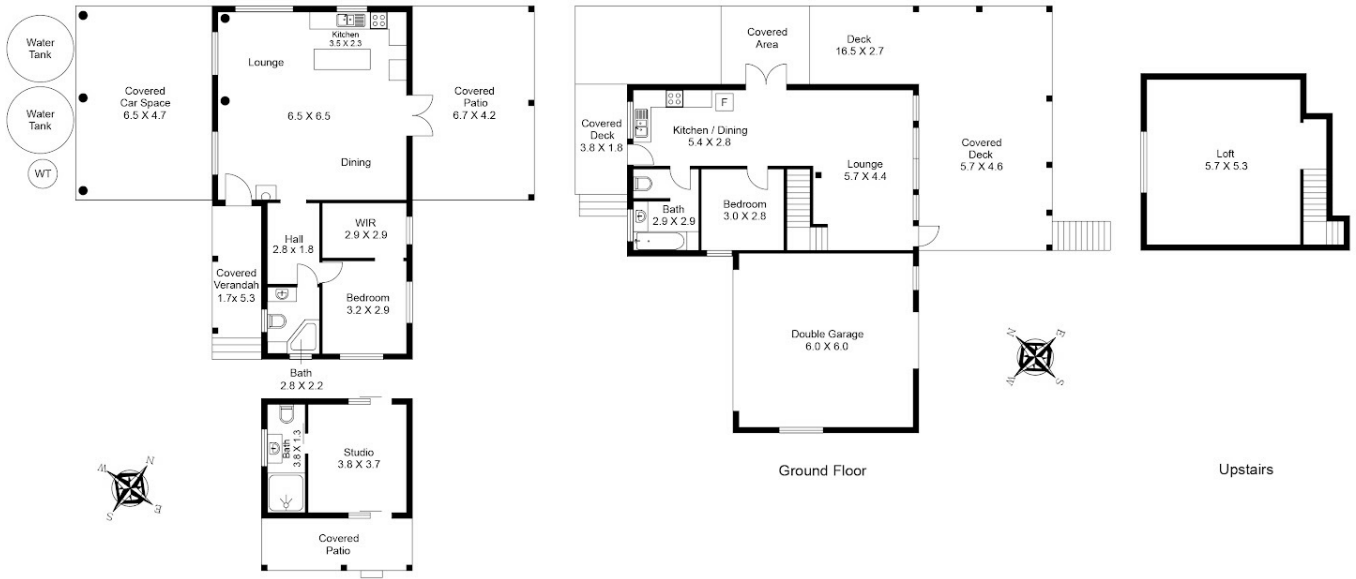
PRICE:
\$790,000

OPEN FOR INSPECTION:
N/A



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458 - 459 Williams Road, Barkers Vale

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.