



SOLD

REDUCED PRICE

Nimbin's local award-winning agent, Uri Ross, proudly presents 81 Oxbow Road, Cawongla. Set on approx. 2.86 acres of land 1.2km from the Old Cawongla General Store' is this modern & innovative off grid structure which is less than 5 years old.

An extremely solid build, comprised of rammed earth (from Rammed Earth National) which in essence is thermal mass during the warmer & cooler months acting as insulation. A very durable material with many benefits which is completely approved by council.

A 7.2kw solar system is in place, storing the free energy in a battery bank that consists of Lead crystal batteries with an approx. storage capacity of 440-amp hours & delivery of 48 Volts. The new owner, if they wish, can connect to mains/grid power as it is supplied at the edge of the property.

Beautiful timber floors are laid throughout the house, not only on the floor though on the ceiling & two bathroom walls. A fireplace is installed to keep you warm on the crisp winter nights & louver windows is all you need for summer as the rammed earth handles heat well along with the insulated ceiling. The house is currently occupied by 1 person, hence you will see the open plan living on display, if additional bedrooms is needed for your circumstances, they are already approved with the council. Enjoy a peaceful view from the verandah over the surrounding hills.

Down a few stairs you will find the attractive garage/studio which has loads of potential. With a small amount of finishing off you could have yourself a 2 BED 2 BATH - It has been wired, plumbed and tiled, the tiles are high quality anti-slip tiles, again louver windows have been installed, there is an area for a kitchenet which is also plumbed. A space that could be converted into another living quarters for family friends, Airbnb or a treatment room as it has its own bathroom.

There are 3 water tanks in place which have just received some recent work making sure they are in working order for summer. A council approved septic & reed bed system sits further down the hill. For peace of mind a council approved termite system is in place which is renewed and paid for. A sturdy cement block retaining wall runs along the rear of the structures providing safety throughout any weather event.

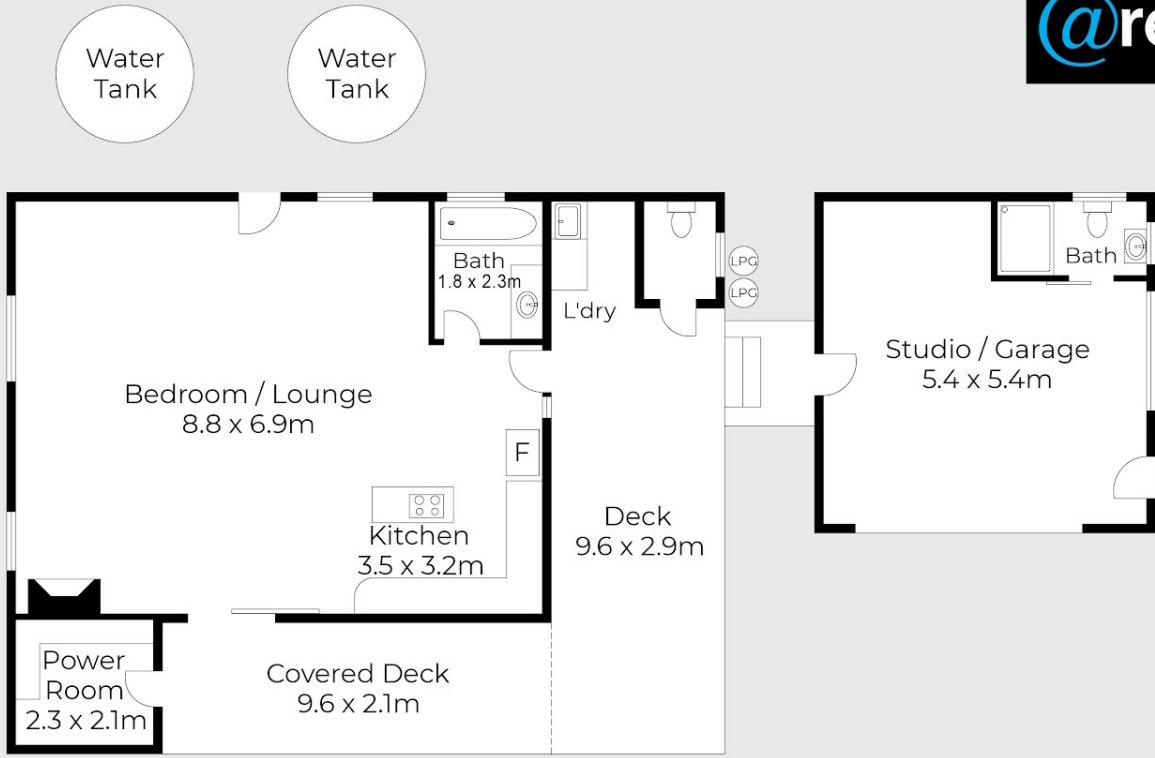
1 BED | 1 BATH | 0 CAR

PRICE:
\$465,000

OPEN FOR INSPECTION:
N/A



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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.