



SOLD

THE PEACEFUL LIFE

Nimbin's local award-winning agent, Uri Ross, proudly presents 550 Terania Creek Road, Terania Creek. Located in the Terania valley, 5.5km north of The Channon Village is this 23.5 acre property with a solid double brick 2 bedroom home with a northerly aspect & valley views.

The house sits on a basalt rock shelf, constructed on a concrete slab with proper Connolly key joints, the double brick foundations were put in place to accommodate a second level. There are 2 bedrooms, 1 bathroom that has a separate shower to the bathtub and a separate toilet. These areas, including the hallway are waiting to be tiled or polished. The kitchen has open plan dining & living with a slow combustion heater. 45cm Terracotta floor tiles are laid & in very good condition.

Underground mains electricity is connected, both gas cooking & gas hot water is in place however the gas unit is in need of repair or replacement. Water is gravity fed which is supplied from a spring fed dam via a recently repaired Honda pump to a large holding tank. There is also a rainwater tank next to the house.

The land and house is in need of TLC, the elderly owner has not been able to maintain the land and finish tiling the house. With some land clearing & specific tree removal it would open up the views to near 180 degrees. You may be in the country though the mobile reception is fine & landline connection is in place.

The hillside above would be a great spot to build a 2nd house or cabin (STCA). There are lots of bush lemons growing around the property & a very old set of timber cattle yards that are worse for wear though could be reinstated by the keen buyer.

The septic system was approved in 2015 & a newly replaced toilet system was installed.

The driveway is roughly 250 meters long, it winds up the hill on concrete strips to this secluded noll.

A short drive up the valley is the famous Protestors Falls & Nightcap National Park. There are multiple swimming holes up & down the valley & one beauty just across the road. The Channon is home to the beautiful Channon Craft Markets, there is very convenient General Store which has fuel & diesel, a post office, liquor license, hot food & more.

2 BED | 1 BATH | 0 CAR

PRICE:
\$650,000

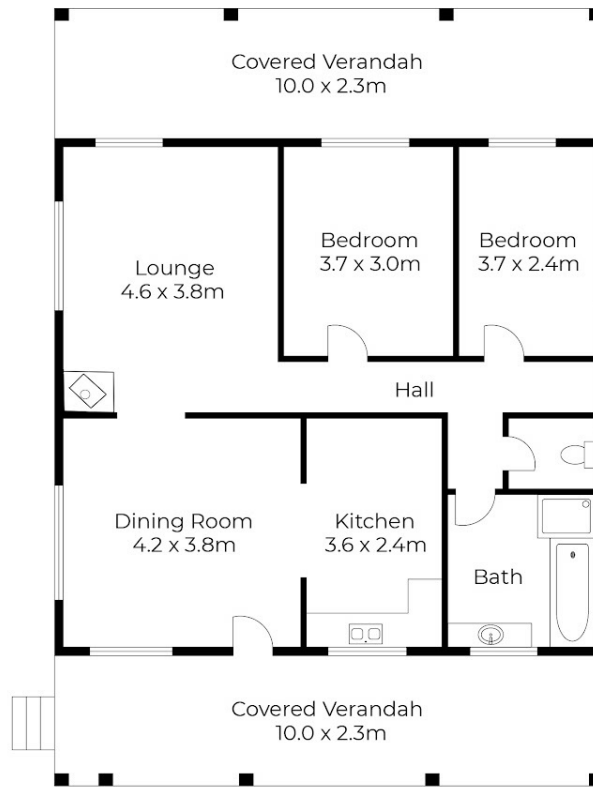
OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278

uri.ross@atrealty.com.au
www.atrealty.com.au

Water Tank



550 Terania Creek Road, Terania Creek

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.