



SOLD

UNDER CONTRACT

Nimbin local award-winning agent, Uri Ross, proudly presents 904 Blue Knob Road, Nimbin. Located high on the side of Blue Knob is this elevated 15 acre parcel of land with a quirky bush shack 300m above sea level on the second last ridge before the Tweed Caldera.

The property has been unavailable to other buyers for the past 10 weeks due the vendors giving a buyer a very generous chance at buying the property. The transaction has not been successful and this property is ready to SELL

A heavily forested block it is, a slice of rainforest some people call it. It is home to a basic structure that has running water, solar power, a pot belly stove & two basic compost toilet systems. The home is very rustic & will attract a like minded buyer, or someone who wants to remove the structure & build a modern home in a great location.

There are two additional small cabins. You may be wondering, there is no council approval for the cabins, as in a rural zoning, <20sqm buildings do not need approvals. The main structure is officially a shed and plans are on file with the council. Sheds up to 200sqm in size also do not need council approval though it will need an engineers certificate.

If you want to mill some timber to open up soaring views down to the nimbin rocks and build your dream home, well thats no problem as the there is a dwelling entitlement to utilise.

The property is very peaceful, after an average rainfall, you can hear the sound of cascading water from Websters' Creek which runs through the rear boundary. The habitable area is on a fairly level shelf which has great potential for long soaring views if some vegetation is cleared. A ridge runs down from the National park through the middle of the property, in the car park half the run off falls to Websters' Creek and the other side falls into Calico Creek - an interesting geographical position.

Rainwater storage consists of 2 x 10,000L tanks & 1 x 5,000L cement tank & several smaller poly tanks.

To arrange an inspection, call Uri today.

3 BED | 1 BATH | 0 CAR

PRICE:
\$545,000

OPEN FOR INSPECTION:
N/A



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Our ref: VW:DD55.2022.60.1

Contact: Vicki Walker

15 November 2022

Mr U Ross
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Dear Sir

Dwelling Entitlement: DP 619960 Lot 3, 904 Blue Knob Road, Blue Knob

I refer to your application dated 11 November 2022 in which you enquire as to the potential of the above property possessing a dwelling entitlement.

A search of Council's records indicates that the above property does have an entitlement for the erection of a dwelling house, pursuant to Clause 4.2B of the Lismore Local Environmental Plan 2012, **provided no other dwelling exists on the abovementioned allotment.**

A Development Application and Construction Certificate for any proposed dwelling house will need to be lodged with Council for approval prior to proceeding with any construction on the site. No works are to commence on site, including earthworks, **without the prior approval of Council.**

The information contained in this letter does not infer or promote that an approval will be issued concerning the stated proposal and all applications will be subjected to a merit based assessment. Any development application for a dwelling must also address site constraints, address Section 4.15 of the *Environmental Planning and Assessment Act, 1979* and also satisfy Council's and State Government requirements with respect to the location of dwelling e.g. potential bushfire and/or flood hazard, buffers, on-site effluent disposal, access.

Information pertaining to the lodgement and assessment of development applications is available on Council's website www.lismore.nsw.gov.au

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Vicki Walker
Development Planner – Small Business

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.

www.lismore.nsw.gov.au

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Lismore City Council acknowledges the people of the Bundjalung Nation, traditional custodians of the land on which we work.

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