



SOLD

PANORAMIC FARM - UNDER CONTRACT

Local award-winning agent, Uri Ross, proudly presents 158 Moras Road, Rock Valley. Situated only 16Km from Lismore is this plateau style property boasting a rolling highset 62.34 acre property. It is home to a low maintenance 4 BDR 2BTH colourbond steel framed house with modern internal finishes and swimming pool. It overlooks the majority of its own land and catches views as far north as Nightcap Range and other ridgelines in the area. This flood free property offers privacy and tranquillity.

This picturesque property is the second last on a private road. The spring fed dams on either side of the house attract birdlife and wallabies. The house is super comfortable, it offers undercover parking for several cars, the main bedroom has a walk in robe and ensuite + a legal compliant swimming pool for the friends and family to enjoy.

A short distance from the house are two machinery sheds and 3 x 5,000G rainwater tanks. Water is an abundance, with two spring fed dams, a well. The main dam is plumbed to the house tanks, though there is no pump in place, as its not needed. The acreage thrives with volcanic red & dark soil.

The property has 80% new fencing in place, the remaining fences are all in stock proof condition. Currently there are three grazing paddocks in place. This size acreage has a carrying capacity of 20 breeders.

A future income producer on the property is also established as the owner has planted 500 macadamia trees with two varieties of A38's & A239's (split roughly 50/50 between the two varieties). There are also mature stands of mature timbers that could be used for building materials for a second home on the property, or just left as is to support a healthy habitat for wildlife.

- Previously tenanted for \$600 p/w
- Right of carriage way to one remaining farm through side of property, away from house, does not impede on privacy

Its soaring views are simply distracting and will not disappoint, to book your own private inspection please contact me today.

4 BED | 2 BATH | 2 CAR

PRICE:
\$1,025,000

OPEN FOR INSPECTION:
N/A



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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.