



SOLD

UNDER CONTRACT BY URI ROSS

Nimbins local award winning agent, Uri Ross, proudly presents 131 Billen Road Georgica. Located on a no through road, 220m above sea level with long views toward the McKellar Range is this 16 acre property featuring a unique three bedroom, one bathroom western red cedar clad home + a self contained shed/studio. A great property for an investor or a buyer looking for intergenerational living with the two self contained structures.

The driveway quickly splits after entering which gives both abodes a sense of privacy. The main house has a breathtaking outlook over the valley which has been well captured with the french style viewing deck which has a cellar/art studio below. It has brick floors, a wood + combustion heater, split system air condition and viking sliding doors. The house is in its original condition though is well built. There is a large retaining wall at the rear which is great for parking, and has strong potential to make lots of extra storage if you were to enclose it with a roof and one wall. It was just recently rented for \$420 p/w which has potential to increase the rent slightly to \$440-\$450p/w.

A large mulberry tree assists visual privacy between the main house and the studio. The studio is very cute and cosy. It features open plan living, a downstairs bedroom, a loft upstairs, office area, wood heater & a gorgeous view from the deck over the veggie garden across the valley. It is currently rented for \$300 p/w on a month to month basis.

On the gorgeous lawn sit by the fire and share some stories watching the sunsets over the distant ridges. There are mature mango trees & dragon fruit. There is a 24sqm shed with covered carport, 5 water tanks and mains power is connected to both structures. Head up the hill to the peak of the property where there is an area suitable for one or two grazing animals. Restore & utilise one or both of the old chook pens for your own organise free range eggs.

The property is predominantly a bush block, the forest brings lots of wildlife such as wallabies, echinanas, koalas, possums, owls and thats just the start. Two small dams are also on the property which will attract frogs & plenty of birds.

To arrange your own private inspection, give Uri a call today.

4 BED | 2 BATH | 3 CAR

PRICE:
\$778,000

OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278

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



131 Billen Road, Georgica

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

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.