99 GUNGAS ROAD, NIMBIN, NSW, 2480









SOLD

CONTRACTS EXCHANGED - ENDLESS OPPORTUNITIES

Nimbins local award wining agent, Uri Ross, proudly presents 99 Gungas Road, Nimbin. Set only 2.5km from the iconic village of Nimbin is this 12.82 acre property featuring a dwelling entitlement (large lot residential) , town water, town power, approved septic, just under 250m of creek frontage and a council approved 180sqm shed. A rare opportunity for a motivated buyer to make their own mark on a very flat usable small acreage a stones throw from town.

A black post and rail entrance sets the mood as you enter the property. A small seasonal waterway snakes it way along the northern boundary. The shed is a great place to store your goodies while you build, or convert it to a primary residence (STCA). On the western side has a lean to, which accommodates the 40hp Mahindra tractor that CAN be included in the sale for the right price. Explore past the shed and yard and find yourself in a huge paddock that is approx. 10 acres in size and runs down to Mulgum Creek where you will find small swimming holes, wildlife and more.

The paddocks would be ideal for cropping, the land is flat and easy accessible. The Nightcap Range that is the beautiful backdrop in the drone shots are the very top of the catchment, which means during times of extreme weather events flooding can occur though it is minimal and not at all significant such as nearby locations such as Lismore (33KM) & Murwillumbah (50KM).
And yes Nimbin is a great location, just over one hour from Byron Bay (63KM).

@ realty have an in-house broker that can now achieve loans for kit homes & Queenslander/relocatable homes.
A Queenslander home stumped high-set in the paddock would be a pratical and stunning sight to see.

For more information, give Uri a call today

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

0 BED | 0 BATH | 0 CAR

PRICE:
$515,000

OPEN FOR INSPECTION:
N/A



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