

SOLD

UNDER CONTRACT BY URI ROSS

Nimbins' local award winning agent, Uri Ross, proudly presents 74 Rose Road, Tuntable Creek. An amazing 50 acre lot set high on a ridge gazing over the Nightcap National Park & surrounding valleys, this house is one to impress with its elegance and comfort.

Enjoy the lifestyle in this modernised three bedroom, two bathroom stunning home. Solid timber decks wrap around three of the four sides providing you with constant breath taking views. Open plan living, high ceilings and granite stone tops are featured. A great spot for entertaining and an extremely private residence in comparison to many properties, not a single roofline of a neighbour in your exclusive view.

Downstairs there is easy possibility to create a granny flat as there is a huge rumpus room + a toilet & shower and laundry.

The outer area of downstairs is below the deck so it is also protected by the elements and creates additional outdoor living opportunity. There is plenty of room for your toys with a double lock up garage.

The house provides many sustainable living factors from its 8.5Kw solar system & 13.5Kw Tesla battery, installed locally by Rainbow Power to six raised vegetable gardens, citrus trees, 99 lemon myrtle trees another vacant 20 planter boxes + beautiful grazing pastures to offer farm grown meats.

All four paddocks are connected to water and cover approx 9 acres which is used for rotating cattle with a smaller holding paddock, not including the huge front lawn area that is not currently fenced. Past the clear pastures the property stretches into timber gullies and down to Tuntable Creek Road where new access was recently installed. There are 3 rainwater tanks in place catching rainwater from the roofline, if there is a dry time enjoy the benefits of a spring fed dam that has a double well connecting pristine drinkable spring water via an electric pump. Flick the switch and you are filling the additional header tank which then feeds the house, multiple garden taps and two cattle troughs.

There are four water tanks in total so plenty of water security. The old dairy is in tidy condition and very useable. There is a hardstand arena, a perfect place to attend to livestock or equine care.

This a beautiful property though it is time for the owners to relocate interstate to their next

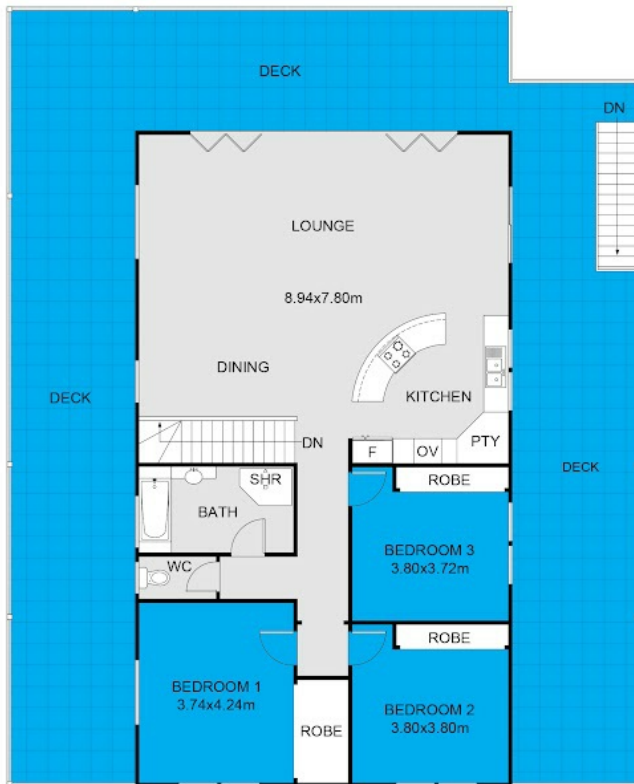
3 BED | 2 BATH | 2 CAR

PRICE:
\$1,450,000

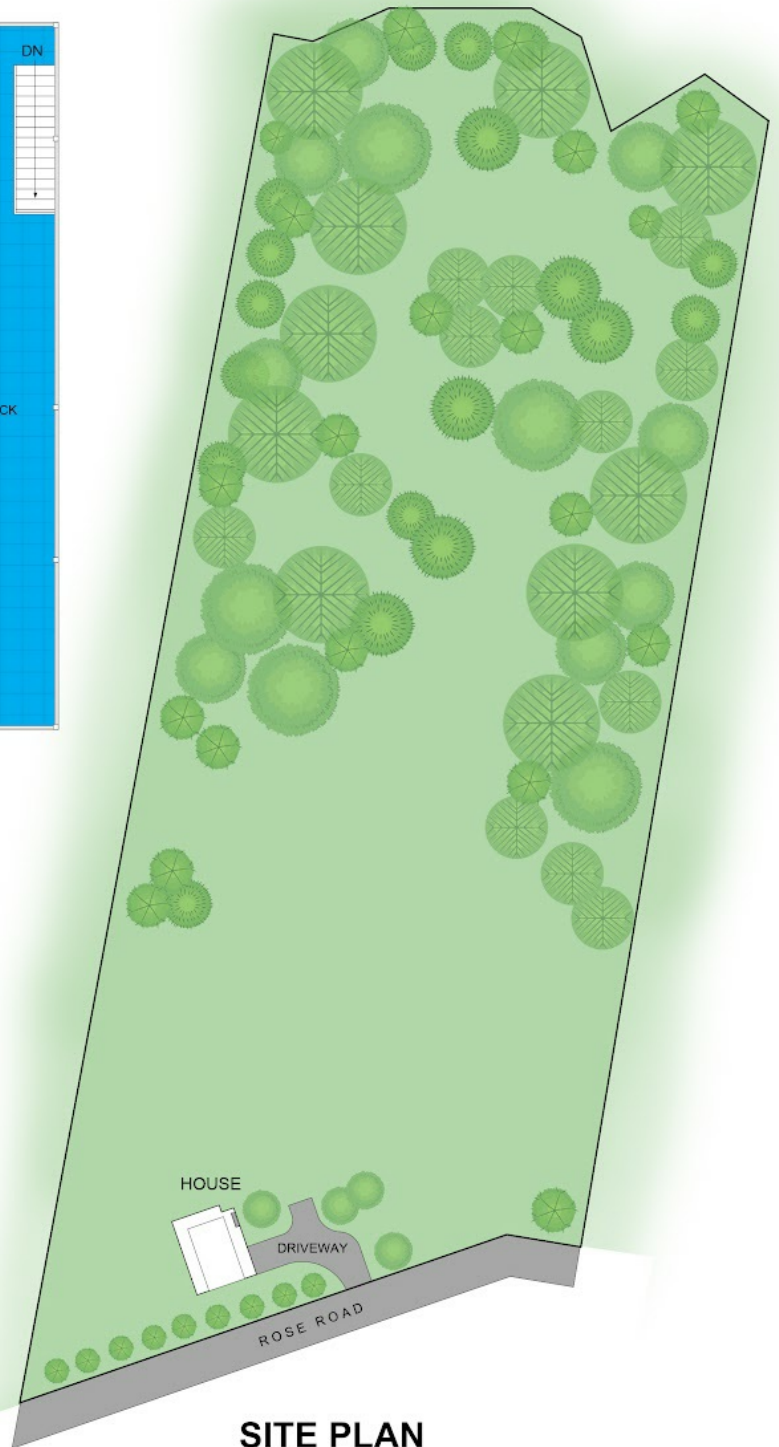
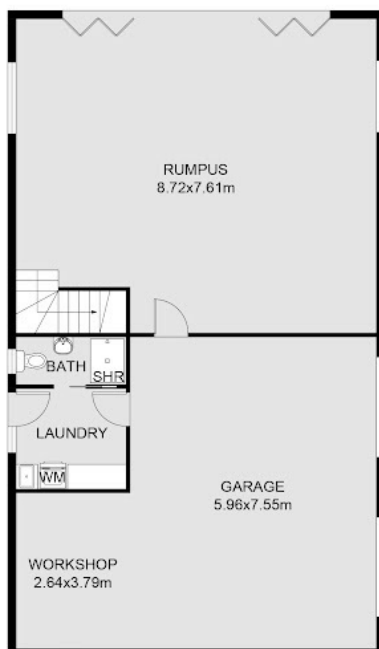
OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278
uri.ross@atrealty.com.au
www.atrealty.com.au



UPPER FLOOR PLAN



SITE PLAN

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.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.