



# FOR SALE

## STUNNING HOME ON ACREAGE

Uri Ross Property, proudly presents 130 Mani Ridge, Koonorigan. Situated at the end of a no through road, sitting high on the Koonorigan Range is this extremely large four/five bedroom, two bathroom, two lounge room double brick home with paved wrap around verandas stretching over approx. 104 acres of land.

The views extend over the Keerong Valley to the ridges of Dunoon and Modanville, and you can even see the flicker of the Byron Bay lighthouse at nighttime. The home is very comfortable. It has two lounge rooms which both have fireplaces. One lounge room has brush box timber flooring. In recent times the bathrooms and kitchen have been renovated and the rest of the house has been painted and a new carpet laid. There is also a walk-in pantry.

Enjoy verandah access from all of the bedrooms. The main bedroom is truly luxurious, both in size and amenities, with huge mirrored built-ins with an en-suite boasting a separate shower to the large jet-powered spa. Plenty of storage as all rooms have their own built in wardrobes. Work from the home office, you could use the space use a dedicated study area for the kids homework, or a 5th bedroom.

There are three sheds in total, adjacent to the home there is a large open carport, double garage + single garage. Further away sits a 4 x 6 shed. Water storage is supplied from 2 x water tanks, a 55,000L underground cement tank + a 25,000L poly tank. An electric switch activates a bore which supplies water throughout the garden and to the cattle yard. The new 6.6kw solar system on the roof of the shed helping you save on the rising costs of electricity bills.

Established fruit trees consist of mangoes, a lemon tree, avocado, mandarin, orange, pomegranate, banana and peach.

The property is located on a ridge and the paddocks slope down to the Keerong Valley. There is plenty of nutrient-rich red soil, sandy loam & areas of clay. Lower down there are two Seasonal creeks, 5 x paddocks + yards and holding pens, multiple trails and 4 x spring fed dams. Most areas of the property are steep and accessible on foot or horseback, vehicle access in some areas.

- 17 kms from Lismore (15 minutes)
- 18 kms from Nimbin (20 minutes)

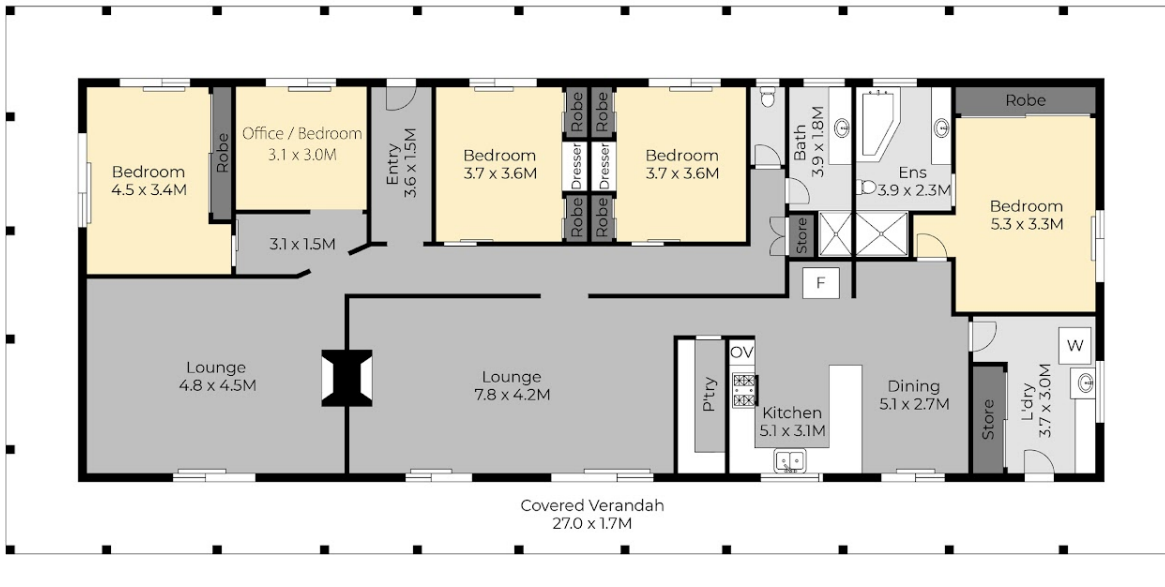
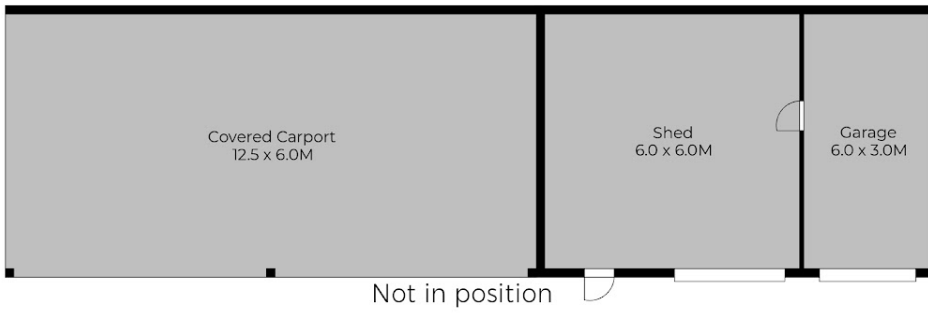
5 BED | 2 BATH | 6 CAR

PRICE:  
\$1,350,000

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.