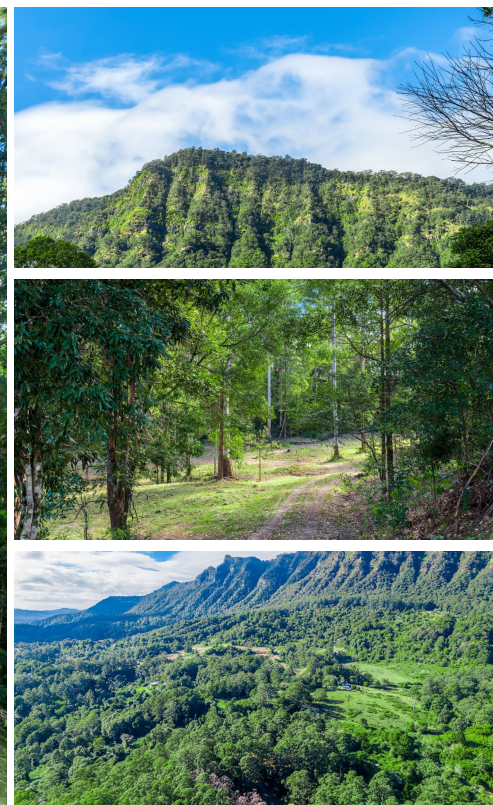


# 434 MOUNT BURRELL ROAD MOUNT BURRELL



## FOR SALE

### "TERASSA"

NOTE: Additional documentation is available for download from our website at Northern Rivers Property Group

You cannot get a mortgage over this property. The house is not and cannot be approved. You need cash to buy into this property. You cannot get a mortgage.

You are invited to be part of this 157 acre off-grid Tenants in Common property. Perched privately in a cradle of nature with Mount Burrell gazing down from above the feeling you get upon entering this property is one of peace, privacy and absolute serenity. The current owners have allocated 100 acres to a Biodiversity Conservation trust The Conservation Area is effectively a privately owned Nature Reserve, which can be enjoyed by the owners and is a testament to the ecological values of the property and region. You will also have exclusive use of approximately 12 acres of useable near level land around your very own comfortable 2 bed / 1 bath home sitting proudly amongst the sun drenched gum trees. The home itself underwent a full bathroom renovation in 2022 including composting toilet and a new solar array was installed in 2023. There is ample rainwater storage and access to a large spring fed dam as well as a flowing stream.

There is only one other permanent owner on the land who is tucked away on a separate private road.

There is a wide variety of fruit trees including but not limited to Mulberry, Citrus, Bananas, Mangoes, Coffee, Loquat and Black Sapote. Your self sufficiency dream away from the madding crowd is located conveniently between the villages of Uki and Nimbin with the bustling arts and foodie hub of Murwillumbah just 35 minutes away. Want to become the next caretaker of this piece of Northern Rivers paradise with a 3/8th share of the whole property? Or ask about the option to buy a 5/8th share with only 1 other shareholder remaining. Then book your inspection today.

NOTE: As this is a Tenants in Common property you will not be able to get a mortgage over the share.

#### DISCLAIMER

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you and has been provided to Northern Rivers Property Group / @realty by third parties.

This Information should not be relied upon alone and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.

2 BED | 1 BATH | 0 CAR

PRICE:  
\$498,000

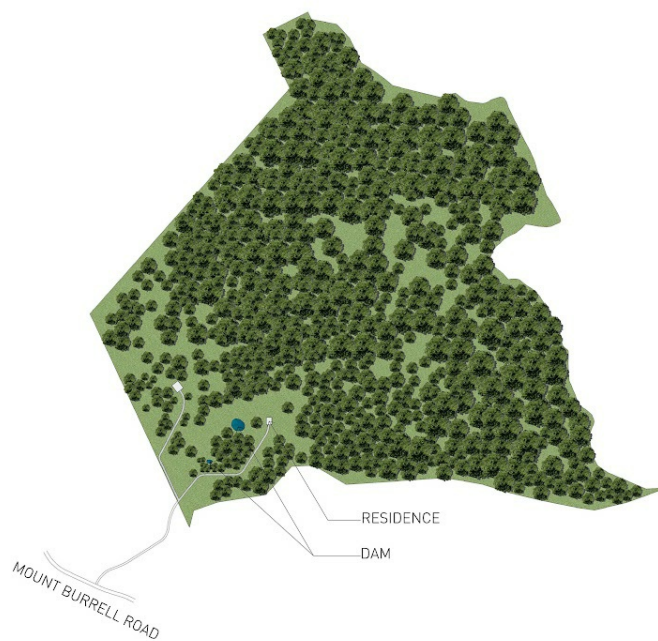
OPEN FOR INSPECTION:  
N/A



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# 434 Mount Burell Road, Mount Burell



SITE PLAN



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

 2  1  63.4 ha  
Internal: -- m<sup>2</sup> | External: -- m<sup>2</sup> | Total: -- m<sup>2</sup>

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.