



# FOR SALE

## SUNSET CENTRAL - FINANCE AVAILABLE!!

Uri Ross Property proudly presents 6/4 Wallaby Road, Stony Chute located on the Wallaby Road Community. For sale is an off grid, four bedroom 100 year old weatherboard home that was moved to this site approx 35 yrs ago. It has a gorgeous deck with soaring views to the Nimbin Rocks. Among the stunning gardens you will also find a studio and a shack!

**\*\*Property Available, Finance Available, Current Approved Valuation\*\***

The freshly painted timber home features a huge verandah down two sides of the house, step inside through the dutch doors, the kitchen is old school, with a classic farmstyle deep sink. VJ lining is on the walls and ceiling with polished timber floors throughout. The lounge room is snug with a fire place and small loft area above, which also has great views.

The main bedroom is huge, 18sqm in total, with timber windows and soaring views which spills out via french doors onto the deck. Along the opposite side of the house are three very similar sized bedrooms approx 10.2sqm each. The bathroom, like all older homes is of course located out on the back deck and is in original condition.

Adjacent to the home, is a very impressive studio, it is not self contained, but not far off. It has its own solar system and is approx 37sqm and has a small unconnected kitchenette which would not take much effort to finish off. A great spot for a treatment room, friends accomodation or the extended family.

Stroll through the established gardens, where you will find flowering natives, fruit trees and established hardwood trees. You will also discover the shack. It may not be pretty, but it is solid. A hardwood structure built around a caravan, it once had its own bathroom and toilet too. With some hard work, this could be re-established as quite a groovy spot for entertaining or short stays.

The property is located towards the rear of the community which means there is minimal passing traffic. The house is built on a ridge which captures sun and breezes throughout the day.

### Services & Features:

- The property has access to spring water via a dam + 2 rainwater tanks including gravity feed
- An independent solar system
- Approved septic system

5 BED | 1 BATH | 2 CAR

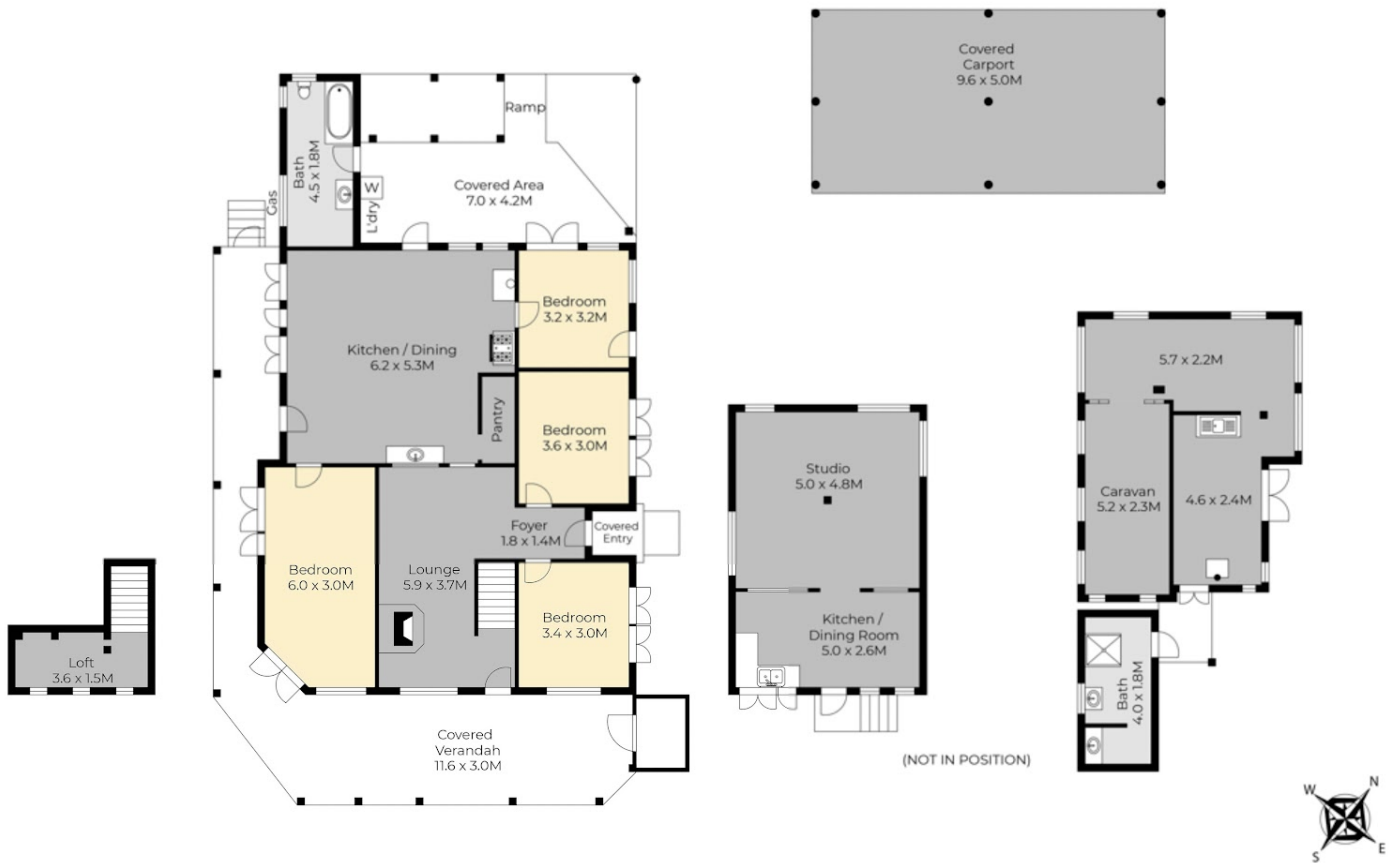
PRICE:  
\$660,000

OPEN FOR INSPECTION:  
N/A



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## Lot 6/4 Wallaby Road, Stony Chute

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

**URI ROSS**  
PROPERTY

**@realty**

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.