



FOR SALE

COUNTRY ELEGANCE - SOLD BY URI ROSS

Uri Ross Property proudly presents 81 Boggumbil Road, Rock Valley. Located just 3km from the Goolmangar store is this elegant small acreage property providing nearly 15 acres of usable land, a creek, a farm shed, and of course one of the most gorgeous homesteads in the area built by the Somerville's in 1903.

**** OPEN HOME 23/01/25 CANCELLED DUE TO STORM, WILL BE RESCHEDULED FOR MONDAY 27th 12:30-1:30PM****

It's timeless charm is simply breath taking, with high ceilings, four bedrooms, three fire places, central heating, a modernised kitchen and a large shared dining/ lounge room area, it is not only a great place to entertain but an even better place to call home. There is a multifunction skylight installed above the lounge area, allowing light in through winter, slide the shutter closed at night time & let the warm air out in summer and of course there are two split system air conditioning systems installed in the home.

Traditional bull nose roofing is well featured, along with an almost wrap around verandah, recently painted top condition weatherboards, polished timber floor boards, and more. The home has a great outdoor entertainment area with a northerly aspect looking over the gentle paddock, citrus orchard and dam, catching glimpses of the Koonorigan & Nightcap ranges. This property will not disappoint!

The land is very manageable, it has a gentle slope across most of the land with a flat two acre area by the creek. Above the home, is a four bay shed, workshop, round yard, cattle crush and veggie garden. The owners currently run a horse + two cows with calves on the land, and utilise one of the neighbours successful AI business breeding Speckled Park. The property has two grazing paddocks, troughs, five water tanks totalling 20,000 Gallons.

- 12km from Lismore CBD
- 23km from Nimbin
- 75km from Byron Bay
- Flood free

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4 BED | 1 BATH | 4 CAR

PRICE:
\$1,245,000

OPEN FOR INSPECTION:
N/A



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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.

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.