



# FOR SALE

## SOLD BY SUNDAI HARRISON

Uri Ross property proudly presents 2/165b Cawongla Road, Rock Valley. A 5 acre bush block share on The Rock Valley Hamlet Community, as tenants in common. Enjoy the serenity of the forest, the native wild life and the convenience of being only 20 km from Lismore.

The house is council approved and consists of five bedrooms and one bathroom. To compliment the exposed timber beams, the owners have laid new beautiful hardwood timber floorboards throughout giving it a nice warm comforting feeling. The open plan living area is huge & a great place to entertain, it features high ceilings, a split system A/C unit and wood heater to produce a comfortable climate year round. The kitchen is rustic, though it provides a great outlook over the front yard and has the luxurious addition of a dishwasher.

The main bedroom is a generous size, 18sqm. Plenty of room to add built ins and verandah access. The other three bedrooms have an average size of 10sqm, the fifth bedroom is a smaller room though has a mezzanine to fit as much in possible and could be a great place for an office. The bathroom has a deep bathtub and exposed plumbing. The toilet is located just off the deck and is a compost system, next to the approved Grey Water Tank.

Enjoy cups of tea on the long north facing deck, gazing over the front yard and through native forest. The deck is the length of the house and is a little over 2m wide.

Four water tanks are in place, boasting approx. 59,000L of rainwater storage, which is more than some farms! There are a few citrus trees scattered about the yard, a mulberry tree, bananas and more. The land in front of the house is very gentle, great for families and easy to maintain. There are two garden sheds for storage & the driveway provides a standard easy turn around area.

- Mains Electricity
- NBN internet
- 2wd accessible
- Dogs & cats allowed
- Annual fees are \$660 PA
- Cash purchase
- Total of 12 shares

For more information, give Uri a call today.

5 BED | 1 BATH | 0 CAR

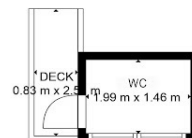
PRICE:  
\$490,000

OPEN FOR INSPECTION:  
N/A



Uri Ross  
0423280278

uri.ross@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 2/165 Cawongla Road, Rock Valley

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



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.