



# FOR SALE

## ONE OF A KIND!

Uri Ross Property proudly presents 2 West Road, Nimbin. A large 240 acre holding extremely close to the Nimbin village. This property is the ultimate foundation for self-sufficient living, with plenty of off-grid water, power and growing infrastructure for plants and livestock. Combined with phenomenal views and just a minute's drive from town, it's a unique piece of land that embraces the best of rural idyll without sacrificing the conveniences of modern life. The property consists of approx 50% thriving alluvial creek flats and approx 50% slightly undulating land making it an extremely manageable, safe property with endless potential + loads of infrastructure

The property has 3.4km of Goolmangar creek frontage, 5 dams + town water, 6 x 5,000G water tanks, clearly water here is no issue. Running close to 100 head all year round this farm is well established for beef production with 10 paddocks and a practical set of timber + steel yards and a galvanised Red River vet crush. To the west you will find the easy going creek flats and to the east you will find one of the most unique nolls in the Nimbin Valley providing jaw dropping 360 degree soaring views in all directions and overlooking the largest dam on the property. It speaks for itself and would be an excellent place for an additional house or two. Due to the size of this holding, being in excess of 200 acres, a rural subdivision to create one extra lot is a simple straight forward process, though of course, is STCA.

### Infrastructure:

- The original farm house. This 4 bedroom, 2 lounge room, 2 bathroom home is large and in fairly good condition for its age. It is not a modern masterpiece though is very comfortable to live modestly in, perhaps while you build your dream home on one of the many desirable locations on the property. One bathroom & the kitchen have had recent renovations featuring an island benchtop, dishwasher & modern appliances. High ceilings are throughout half the house, along with 2 AC units and a whopping 10kw solar system + a 10kw Solar Battery along with mains power connection.
- The tiny house. This modern piece of infrastructure is near new, only 3 years old. It is built on an axel/chassis and it is connected to all essential services and can provide additional income from farm stays.
- The Donga. This structure is a little misleading from the outside as it is surprisingly comfortable inside. With its modern fit out you will be impressed! There 2 bedrooms and 2 bathrooms + air conditioning. A great place for friends, family or farm workers to stay. It also is connected to all essential services and is also on an axel/chassis so does not require approvals.
- The Shouse. This extremely comfortable structure has been built and fitted out to a very high

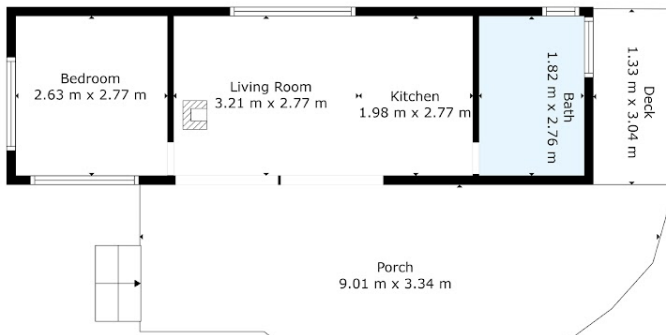
9 BED | 7 BATH | 12 CAR

PRICE:  
\$2,995,000

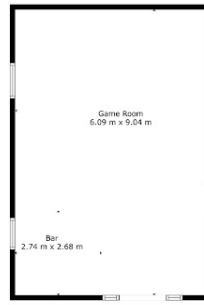
OPEN FOR INSPECTION:  
N/A



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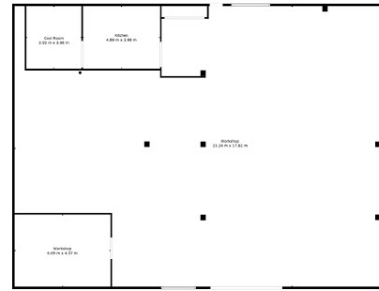
Hutchinson Road Cabin



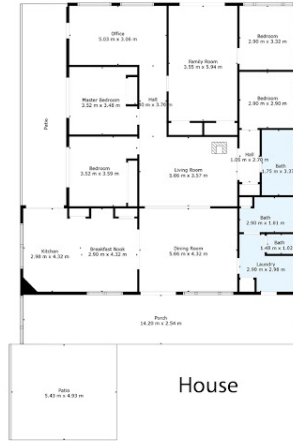
Game Room/ Shed



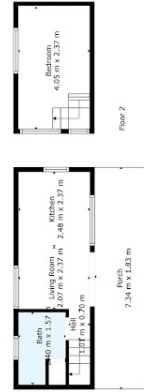
Donga



Shed



House



Tiny Home



Shouse