



APPROX. BOUNDARIES



FOR SALE

IDYLIC RURAL LIFESTYLE WITH CREEK FRONTAGE & ICONIC VIEWS

Uri Ross Property Proudly presents 52 Stony Chute Road, Stony Chute, a well-established rural holding with premium land, water, and infrastructure.

Set on approximately 44 acres, this tightly held property delivers productive, usable land with excellent infrastructure in a spectacular rural setting—just 4 minutes from the heart of Nimbin.

The modern lowset Queenslander-style home is full of charm and practicality, featuring classic wraparound verandahs that take in the surrounding landscape, including stunning views of the iconic Nimbin Rocks. Inside, the home is filled with character touches such as French doors, timber detailing, and a bright, breezy layout. There are three bedrooms, two bathrooms, a generous master suite with walk-in robe and ensuite, and a large open-plan kitchen, living and dining area. Comfort is year-round, with ceiling fans, air-conditioning, solar hot water, full insulation, and a wood fireplace for winter warmth.

There's approximately 950 metres of Goolmangar Creek frontage, a beautiful dam, and solid stock proof fencing across four fully fenced paddocks. The land offers a mix of rich alluvial creek flats and clay-based soils—perfect for grazing, small-scale farming, or simply enjoying the wide open space.

Infrastructure includes three water tanks, a three-bay lockable shed, and a five-bay open machinery shed, providing excellent functionality for a working property.

Access is via sealed road, and council rates are approximately \$3,071 per year.

This is a turn-key rural lifestyle property where the hard work has been done—from fencing and infrastructure to the immaculate presentation of the home and land. Whether you're looking to run livestock, grow produce, or enjoy a peaceful retreat, this property delivers on space, charm, and setting.

Contact Uri Ross today to arrange your inspection.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no

3 BED | 2 BATH | 9 CAR

PRICE:
\$2,250,000

OPEN FOR INSPECTION:
N/A



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52 Stony Chute Road, Nimbin

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

3 2
Garage: 138m² Residence: 149m²
Excluding porch/deck areas.



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.