294 GUNGAS ROAD, NIMBIN, NSW, 2480









SOLD

UNDER CONTRACT - DUAL LIVING ON TWO LUSH ACRES – LIFESTYLE, INCOME & POTENTIAL

Uri Ross property presents 294 Gungas Road, Nimbin – a versatile 2-acre retreat just minutes from town, offering not one, but two spacious homes and a vacant separate studio currently leased for $970pw, privately nestled amongst established tropical gardens. Whether you're seeking multi-generational living, a high-yield investment, or the foundations for a boutique lifestyle business (STCA), this unique property delivers space, comfort, and opportunity.

House 1 is full of warmth and character, with raked timber ceilings, exposed beams, hardwood floors and a wood fire heater creating an inviting heart to the home. With four bedrooms, two bathrooms, and expansive indoor/outdoor living, including a large living room, open-plan dining, two decks and a screened porch, it's designed for relaxed living and entertaining. This house is currently leased for $500p/w.

House 2 is a charming three-bedroom residence with a more traditional layout. It features a generous living room, formal dining room, two bathrooms, and two screened porches, ideal for year-round outdoor enjoyment. House 2 is currently leased for $470 p/w.

The separate studio includes a kitchenette and bathroom – perfect for guests, extended family, or as a private workspace.

Other features include:
- Right-of-carriageway access to the pristine Mulgum Creek
- RU1 zoning – scope for eco-tourism or creative ventures (STCA)
- Rainwater tanks, undercover parking, and established tropical plantings
- Currently tenanted, offering strong income potential from day one
- Council Rates are $1,653.90 per annum

Just 5km from the heart of Nimbin, this peaceful and private holding blends lifestyle, flexibility, and potential in one sought-after location.

Contact Uri Ross today to arrange your private viewing or to learn more.

6 BED | 2 BATH | 2 CAR

PRICE:
$840,000

OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278
uri.ross@atrealty.com.au
www.atrealty.com.au



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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.

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