1 SHIPWAY ROAD, NIMBIN, NSW, 2480









SOLD

THE LAND OF OPPORTUNITY

Uri Ross Property presents – A Unique Lifestyle Opportunity on 9.2 Acres of large lot residential land!! With breathtaking views of Nimbin Rocks, Blue Knob, Pinnacle and Rose Road ridge, this exceptional 9.2-acre property combines modern living, rustic charm and rural practicality in one stunning package. Perfect for horses, cattle or simply enjoying a peaceful country lifestyle, it also offers income potential and endless versatility.

The fully insulated council-approved main residence is a two-bedroom home with a spacious open-plan design. Its stylish modern kitchen features soft-close drawers, generous storage, twin sink, Smeg dishwasher and gas cooking, while the large living area is kept comfortable with reverse-cycle air conditioning featuring raked ceilings. A recently renovated bathroom and laundry with shower is complemented by a separate toilet, and wide verandahs at the front and rear provide the perfect vantage point for the sweeping views. Alongside the main house sits a fully lined and insulated double garage. Complete with windows, flooring, power and verandahs front and back, which easily serve as a rumpus, studio or workshop.

A second dwelling which also fully insulated, approximately 7 × 7 metres, adds rustic character with its open-plan living space, kitchenette, bathroom and bedroom. With its own fenced yard, large outdoor living space, gas hot water, separate electricity meter and parking, it is currently rented at $250 per week plus expenses, with potential for more.

The land is well equipped for grazing, divided into six paddocks with electric standoffs, cattle yards, ramp, header bales and a stable. Water security is outstanding with three dams (two spring-fed and never dry), including a landscaped dam with an irrigation pump, as well as four large tanks with a combined capacity of more than 75,000 litres.

Lifestyle extras include multiple sheds, workshops, carports, a dog pen, vegetable gardens and an abundance of fruit trees including mango, mulberry, lemon and finger lime. The property is beautifully landscaped with low-maintenance gardens and ornamental trees, while native birdlife, wallabies, echidnas and tawny owls are regular visitors. Three-phase power runs through the block, and two driveway entrances provide easy access.

This remarkable estate offers the perfect balance of rural lifestyle, modern comforts and income potential, all framed by some of the most spectacular views the area has to offer.

3 BED | 2 BATH | 2 CAR

PRICE:
$1,090,000

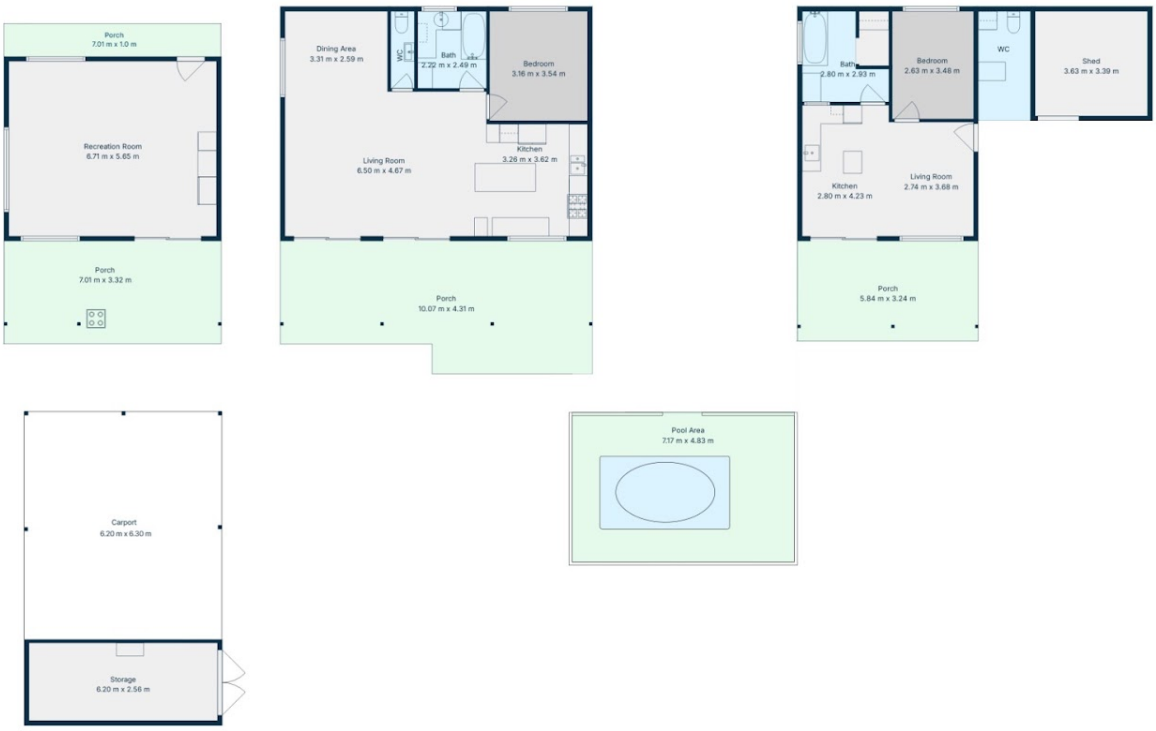
OPEN FOR INSPECTION:
N/A



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Main Residence

Second Residence



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1 Shipway Road, Nimbin

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

N

3 2

Total Area: 155m²

Shed & Storage: 28m²

Excluding deck, patio and porch 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.

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