

31B CLARK ROAD, JIGGI, NSW, 2480



FOR SALE

YOUR PEACEFUL 103-ACRE ESCAPE IN SOUGHT-AFTER JIGGI

Uri Ross Property proudly presents 31B Clark Road, Jiggi. Set at the very end of a quiet country road, this private and peaceful acreage delivers an exceptional rural lifestyle with excellent infrastructure, water security and a highly functional home layout suited to families, extended living or those working from home.

The main residence, a 3 BDR home, features a floor plan designed for comfortable everyday living. The open plan kitchen, living and dining flow to the covered deck with a nice rural outlook, while the large lounge room connects to the balcony, creating an easy indoor-outdoor flow. The primary bedroom is positioned separately and features a split system AC unit, while additional bedrooms are well sized plus modern main bathroom with tub. A practical laundry, ample storage and a generous carport further enhance the home's functionality.

Adding significant versatility, the separate shed building (6m x 9m) has been partially converted and includes multiple rooms, and bathroom, making it ideal for guest accommodation, a home office, studio or teenage retreat, with its own bathroom, all positioned away from the main house for privacy. Enjoy the raised veggie gardens, established orchards and bananas trees and a new plantation of fruit trees close to the house.

The land has approx 30% open pastures & 70% covered in vegetation, making it a great hobby farm. Well suited to horses or cattle. Water is a standout feature, with a reliable natural spring complemented by four dams, ensuring year-round supply for stock, irrigation and household use.

Infrastructure highlights include mains power, back-to-grid solar, solar hot water with electric booster, two 5,000-gallon water tanks + a 100,000L tank and a pump system feeding a 1,000-gallon header tank. There is also a grassed and leveled arena suited and purposed for horse riding on, at the front of the property and would be suitable for someone to erect a sand arena, as all ground work has been done.

With the school bus route close by, this is an outstanding option for families seeking space, privacy.

Located approximately:

4 BED | 1 BATH | 2 CAR

PRICE:
Price Guide \$1,170,000 - \$1,200,000

OPEN FOR INSPECTION:
N/A



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Residence: 127m²
 Studio: 48m²
 Carport: 46m²
Excluding deck, patio and porch areas

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

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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