



FOR SALE

VENDORS SAYS SELL

Uri Ross Property proudly presents 185 Billen Road, Georgica. Discover a peaceful and sustainable way of living at this private, off-grid 5-acre property nestled in the heart of Georgica. Designed with comfort and practicality in mind, the council approved home blends modern finishes with rustic charm — featuring wrap-around verandahs, polished timber floors, and a cosy fireplace with pot-belly stove that anchors the open-plan living space, along with a generously sized main bedroom. With an updated kitchen featuring gas cooking, modern main bathroom, and an additional toilet for convenience, the home delivers effortless comfort and functionality. Expansive windows invite the surrounding greenery in, filling the space with light and a seamless sense of connection to nature.

Independent solar power, instantaneous gas hot water, and ample water storage (45,000L concrete tank + 22,500L poly tank) ensure comfort and reliability year-round. Starlink broadband connectivity makes remote work effortless, and mains power is available just 112 metres from the home for those seeking future connection.

Wildlife is ever-present — koalas, wallabies, and abundant birdlife are regular visitors, enhancing the sense of harmony with nature. School buses collect from the end of the road, providing access to Jiggi, Goolmangar, Blakebrook, Nimbin, and Lismore schools, making this an excellent option for families as well as couples.

This property offers a lifestyle defined by sustainability, self-sufficiency and connection with nature. It provides the rare opportunity to enjoy privacy and independence while still being within easy reach of local towns:

- Nimbin 20km
- Lismore 29km
- Byron Bay 74km
- Gold Coast 102km

Council rates \$1,608 per annum.

Experience the best of sustainability and country living, contact Uri Ross today to arrange your private inspection.

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

4 BED | 1 BATH | 3 CAR

PRICE:
\$739,000

OPEN FOR INSPECTION:
N/A



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URI ROSS PROPERTY | **@realty**

185 Billen Rd, Georgica

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

4 1
 Residence: 132m²
 Machinery Shed: 58m²

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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