32 MORTON ROAD, NIMBIN, NSW, 2480

URI ROSS PROPERTY | @realty









SOLD

37 ACRES, ICONIC NIMBIN ROCKS VIEWS & PROVEN INCOME — MOTIVATED SELLER

Uri Ross Property proudly presents 32 Morton Road, Nimbin. Framed by sweeping views of the famous Nimbin Rocks and positioned just 2.6km from the village, this 37-acre holding offers a wonderful combination of privacy, productivity and income.

The flood-free two-bedroom residence has undergone significant improvements in recent years, creating a comfortable and low-maintenance home. Inside, you'll find high ceilings, air-conditioning, a combustion fireplace, an updated kitchen, and a newly built bathroom. A completely rebuilt living area takes advantage of the magnificent views while multiple new verandahs extend that living space outdoors. Other upgrades include new insulated roofing, refurbished flooring throughout, and newly plastered walls and ceiling. Two carports and two concrete-floor sheds add practicality and storage.

The land is a standout feature — a mix of fertile creek flats and usable acreage divided into three fenced paddocks. The northern boundary fencing has been renewed, the access road rebuilt with proper drainage, and over 400 native trees planted along the creek line, re-energising the property's biodiversity and riparian health.

A proven Hipcamp setup offers immediate income potential, featuring five private creekside campsites and a dedicated campers' shelter. Guest reviews consistently praise the experience, describing "magical views of the rocks," a "breathtakingly beautiful, mystical" atmosphere, and simply "location, location, location." One visitor even likened their stay to "camping inside a fairytale."

Guests also love the "serene" stream setting - home to abundant wildlife, including resident platypus. To read more reviews copy and paste the link: https://www.hipcamp.com/en-AU/land/new-south-wales-nimbin-rocks-camping-r57h9m2m?adults=1&children=0&srid=31cf94b7-15fd-4be8-8590-93c4c232abd2

Offering space for livestock, lifestyle pursuits, or expanded tourism income — all within minutes of one of Australia's greatest tourism towns—this versatile rural opportunity showcases un-interrupted views to the Nimbin Rocks, in a convenient yet tucked-away location.

2 BED | 1 BATH | 2 CAR

PRICE:
$910,000

OPEN FOR INSPECTION:
N/A



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