



# FOR SALE

## A SUSTAINABLE PROJECT IN THE HEART OF CAWONGLA

Set on approximately 2.86 acres of freehold land just 1.2km from the Old Cawongla General Store, this modern and thoughtfully designed off-grid home offers a rare blend of sustainability, comfort and versatility in a peaceful hinterland setting.

Less than seven years old, the home is an exceptionally solid build constructed from council-approved rammed earth, providing outstanding thermal mass for year-round comfort. Warm in winter, cool in summer, and paired with an insulated ceiling, louvre windows and a cosy fireplace, the home is perfectly suited to the Northern Rivers climate. Beautiful timber floors, ceilings and feature bathroom walls add warmth and character throughout the open-plan living space. Additional bedrooms are already council-approved, allowing you to easily adapt the home to suit your needs.

The property is fully off-grid, powered by a 7.2kW solar system with a 19.2kWh lead-crystal battery bank, while mains power is available at the property boundary should you wish to connect. Water security is well covered with three water tanks, all recently serviced, along with a council-approved septic and reed bed system.

Down a few stairs sits a highly versatile garage/studio, already wired, plumbed and tiled with quality anti-slip tiles. With louvre windows, its own bathroom and provision for a kitchenette, this space offers exciting potential to become a second dwelling, guest accommodation, Airbnb, studio or treatment room.

Outdoors, enjoy peaceful verandah views across rolling hills, a sturdy retaining wall for added security, and a variety of established fruit trees including nashi pear, elderberry, olives, apples and guavas. A dam near the southern boundary simply needs some attention to restore it to full use—perfect for irrigation or a private swim spot.

With Hanging Rock/Leycester Creek just a short stroll away, the soothing sound of the creek across the road, and Hanging Rock Falls only ten minutes' drive, this is a truly special lifestyle offering—private, sustainable and connected to nature, yet close to the vibrant community of Nimbin.

1 BED | 1 BATH | 0 CAR

PRICE:  
\$675,000

OPEN FOR INSPECTION:  
N/A



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