



FOR SALE

TRANQUIL OFF-GRID RETREAT WITH SWEEPING VIEWS TO MOUNT WARNING

Uri Ross Property is proud to present 13/4505 Kyogle Road—an inviting off-grid sanctuary set on a 5-acre share within the peaceful community of Lillfield. Positioned on gently north-east sloping land, this private hinterland retreat captures expansive views stretching from Mount Warning to Blue Knob. A harmonious blend of established timber and lush gardens, along with an open area at the lower end of the property, creates a balanced landscape—perfect for those seeking peace, privacy, and a genuine connection to nature.

The thoughtfully designed four-bedroom home offers both practicality and flexibility. Three separate entrances cater to everyday living: a welcoming mudroom-style entry, direct access from the carport into the kitchen for convenience, and a third entry opening from the living area onto a covered patio overlooking the gardens and stunning views. The central living area features a slab floor and connects to a spacious bathroom/laundry, a separate composting toilet, and one of the bedrooms complete with a lofted bunk.

The generous kitchen, fitted with timber cabinetry and a gas cooktop, links to the dining and living area via a servery-style window, allowing you to enjoy garden views while preparing meals.

On the northern side of the home, two distinct wings provide separation and versatility. One wing comprises a bedroom with an adjoining shelved study and direct access to the deck -- the perfect space to wake up to Mount Warning, work from home with a view of Blue Knob, or simply relax on the deck with a cuppa and take it all in. The second wing includes two additional bedrooms off a wide hallway, each featuring lofted bunks that can be easily removed if desired.

Designed for sustainable living, the property is fully off-grid; equipped with solar power (5Kw intake and 10Kw battery), LPG gas, gas hot water, rainwater with an existing filtration system and 45,000L of water storage across three tanks. Year-round comfort is ensured with the combustion fireplace. Peaceful, private, and immersed in natural beauty, this is an opportunity to secure an elevated lifestyle property with truly breathtaking north-east views.

Enjoy rural convenience with Wadeville Store 4 mins away, Cawongla Store 8 mins, Nimbin 17 mins, Lismore 45 mins and Barkers Vale Primary School just 2 mins away!

4 BED | 1 BATH | 2 CAR

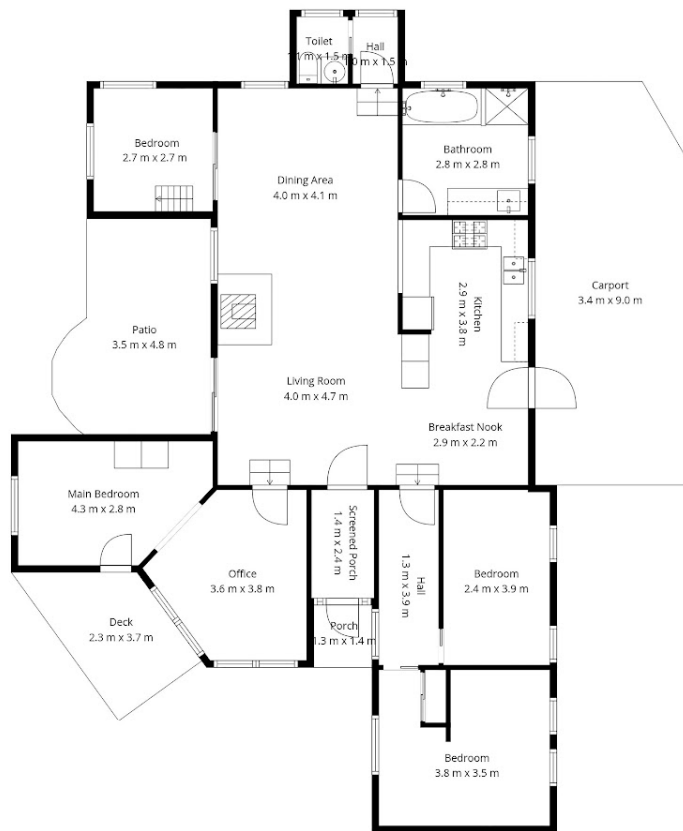
PRICE:
\$550,000

OPEN FOR INSPECTION:
May 22 at 12:00pm - 1:00pm



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Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

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.