



# FOR SALE

## SUSTAINABLE COUNTRY LIVING WITH CREEK FRONTAGE & RESORT-STYLE POOL

Uri Ross Property is proud to present 5178 Kyogle Road, Cawongla. 15.39 acres of freehold land with beautiful Leycester Creek frontage. Constructed from steel and corrugated iron on a concrete slab. Spacious open-plan kitchen, dining and living area with air conditioning, combustion fireplace and NBN connection. Natural light and garden views throughout, while wide covered verandahs wrap around the home, creating seamless indoor-outdoor living and multiple spaces to relax or entertain. Connected to mains power and has a 6.64kw solar power system with 16 AE panels and a Sungrow inverter, installed only 2 years ago with 8 years of warranty remaining. Main bedroom enjoys direct access to the pool area and an oversized walk-in wardrobe, second bedroom is privately positioned near the central bathroom. Covered outdoor entertaining areas overlook the heated magnesium in-ground pool, creating an ideal setting for relaxed rural living. The land itself is incredible, gently sloping, highly usable and has minimal weeds. Established orchards, flourishing vegetable and flower gardens, a native bee hive, four paddocks and tranquil creek frontage with swimming hole create an idyllic rural setting. The property also includes a two-bay garage with adjoining carport, garden shed, water tanks, compost bays, self-watering chicken coop, seedling/shade house, dog enclosure and a shipping container with an attached deck, complete with two IBC water tanks and pump system installed and power available.

Included in the sale is a purpose-built trailer for the property's charming roadside farm stall, affectionately known as "Cawongla Harvest."

There is also the option to purchase the machinery below for \$50k:

- TYM T413 tractor with 5ft slasher
- Gravely Pro-Turn 360 commercial mower with 60-inch cutting deck and 31HP Kawasaki engine
- Australian-made Red Gum GX390 wood chipper

2 mins to Cawongla Store, 10mins to Hanging Rock Falls, 15mins to Kyogle, 20mins to Nimbin, 35 min to Lismore and 1 hour 20 mins to Gold Coast.

Rates – \$1800p/a

2 BED | 1 BATH | 3 CAR

PRICE:  
\$1,150,000

OPEN FOR INSPECTION:  
N/A



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# 5178 Kyogle Road, Cawongla



**APPROXIMATE AREAS**  
INTERNAL: 166m<sup>2</sup>  
EXTERNAL: 196m<sup>2</sup>



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.