

203 BENTLEY ROAD, TULLERA, NSW, 2480



FOR SALE

COUNTRY ESTATE, MULTIPLE DWELLINGS & ENDLESS POSSIBILITIES

Uri Ross Property is proud to present 203 Bentley Road, Tullera. A 10 acre freehold estate where lifestyle, income and opportunity come together. Set across three established, fully serviced open flats and regenerated native bushland, this unique property delivers three separate dwellings, multiple sheds, two spring-fed dams and a bore — all just 9km from Lismore.

From the moment you arrive, the property feels established. Long stretches of lawn, mature trees, landscaped gardens, stone retaining walls and a sense of privacy create an impressive setting, while approximately five open flats provide genuine usable space rarely found on acreage this close to town. Beyond the cleared areas, pockets of regenerated native bushland add privacy, habitat and a natural backdrop.

At the centre of the property sits the 153m² rendered mudbrick main residence, an architecturally interesting home surrounded by established gardens. High raked ceilings, exposed timber beams, stained-glass windows, feature arched openings and generous windows bring plenty of natural light and character into the living spaces. The home opens naturally towards the lawns and gardens, creating an easy connection between indoors and out.

The property also includes an 84m² modern shed studio, positioned separately from the main residence. With its contemporary interior, polished concrete floors, modern kitchen, bathroom, air-conditioning and covered outdoor area, it provides excellent flexibility for guests, family, creative pursuits or potential income use. It is currently rented at \$580 per week and the tenants would love to remain if possible.

A further 59m² guest studio provides additional accommodation with bedroom, bathroom, kitchenette, living area and carport.

Beyond the buildings, this property offers the infrastructure that makes acreage ownership practical.

Two spring-fed dams, a bore, mains water, three-phase power, mains sewer, NBN, multiple sheds, a substantial machinery shed, rock-wall retaining and established gardens are already in place.

6 BED | 2 BATH | 4 CAR

PRICE:
\$1,600,000

OPEN FOR INSPECTION:
N/A



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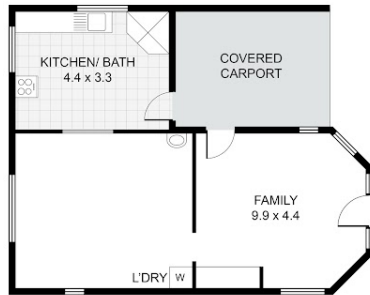
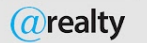


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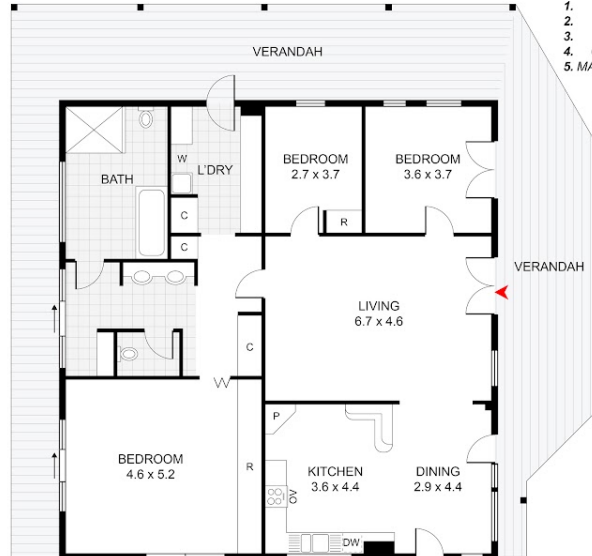
**APPROXIMATE
AREAS**
INTERNAL: 352m²
EXTERNAL: 116m²



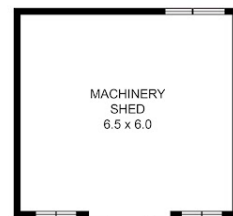
GUEST STUDIO : 59m²
(NOT IN POSITION)



SHED/STUDIO : 84m²



MAIN RESIDENCE : 153m²

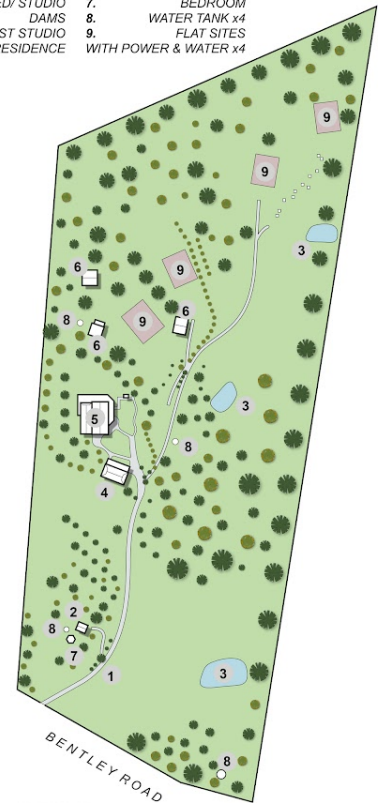


MACHINERY SHED : 39m²
(NOT IN POSITION)



BEDROOM : 17m²
(NOT IN POSITION)

1. DRIVEWAY
2. SHED/STUDIO
3. DAMS
4. GUEST STUDIO
5. MAIN RESIDENCE
6. MACHINERY SHED x3
7. BEDROOM
8. WATER TANK x4
9. FLAT SITES WITH POWER & WATER x4



SITE PLAN
(NOT TO SCALE)

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.