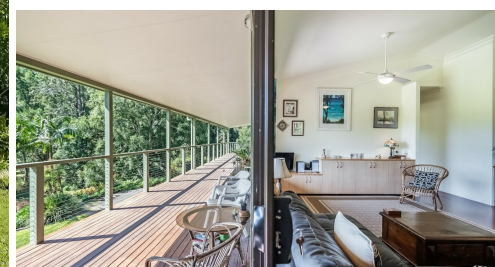


62 SHIPWAY ROAD, NIMBIN, NSW, 2480



FOR SALE

10 ACRES OF NIMBIN COUNTRY -- SPACE, WATER & LIFESTYLE

Uri Ross Property is proud to present 62 Shipway Road, Nimbin -- a rare 10-acre freehold holding combining a modern, spacious home with usable pasture, spring-fed water, mountain views and the freedom of acreage living.

Positioned just 4.1km from Nimbin, this council-approved three-bedroom, two-bathroom residence is bright, comfortable and thoughtfully laid out for relaxed country living. The heart of the home is the generous kitchen with butlers pantry, dining and living zone, opening onto an expansive deck with beautiful northerly views -- the perfect spot for morning coffee, entertaining friends, or watching the seasons roll across the landscape.

A second living area adds genuine versatility, easily serving as a media room, home office or additional bedroom if required. The main bedroom features a walk-in robe area and ensuite, while the remaining bedrooms are well proportioned with their own walk in robes.

Outside, the acreage delivers what buyers are looking for: two spring-fed dams, a well, seasonal waterway, manicured lawns, established low-maintenance gardens and open pasture. The property is currently partially enjoyed by cattle, with the potential for a new owner to continue the grazing arrangement.

With mains power, rainwater and septic, this is a straightforward rural setup without sacrificing comfort.

Acreage like this, this close to Nimbin, doesn't come along often. Contact Uri today on 0423 280 278 to arrange your inspection!

Council Rates - \$2178 p/annum

Location:
Nimbin 4km
Lismore 28km
Byron Bay 72km
Gold Coast 85km

3 BED | 2 BATH | 2 CAR

PRICE:
\$1,150,000

OPEN FOR INSPECTION:
N/A



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www.atrealty.com.au

62 Shipway Road, Nimbin



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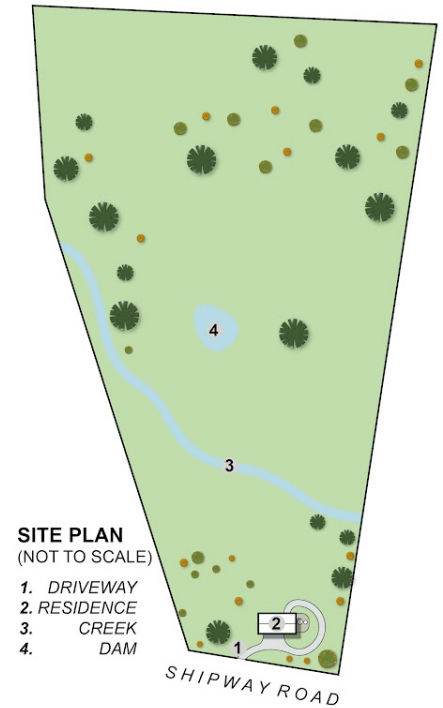
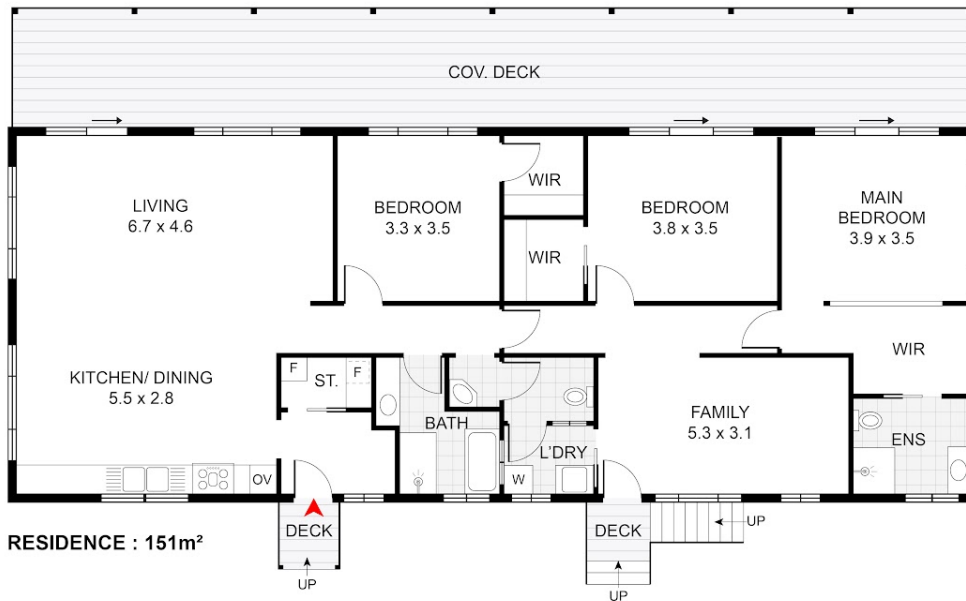
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APPROXIMATE AREAS

INTERNAL: 151m²
EXTERNAL: 56m²

URI ROSS
PROPERTY

@realty



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.