

**130 Mani Ridge, Koonorigan, NSW 2480**



**Lifestyle For Sale**

Wednesday, 17 April 2024

130 Mani Ridge, Koonorigan, NSW 2480

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 42 m2**

**Type: Lifestyle**



Uri Ross

0423280278

**\$1,450,000**

Uri Ross Property, proudly presents 130 Mani Ridge, Koonorigan. Situated at the end of a no through road, sitting high on the Koonorigan Range is this extremely large four bedroom, two bathroom, two lounge room double brick home with paved wrap around verandas stretching over approx. 104 acres of land. The views extend over the Keerong Valley to the ridges of Dunoon and Modanville, and you can even see the flicker of the Byron Bay lighthouse at nighttime. The home is very comfortable. It has two lounge rooms which both have fireplaces. One lounge room has new brush box timber flooring. In recent times the bathrooms and kitchen have been renovated along with a fresh lick of paint, new carpet, new tiles and a walk-in pantry. Enjoy verandah access from all of the bedrooms. The main bedroom is truly luxurious, both in size and amenities, with huge mirrored built-ins with an en-suite boasting a separate shower to the large jet-powered spa. Plenty of storage as all rooms have their own built in wardrobes. Work from the home office, you could use the space use a dedicated study area for the kids homework, or a 5th bedroom. There are three sheds in total, adjacent to the home there is a large open carport, double garage + single garage. Further away sits a 4 x 6 shed. Water storage is supplied from 2 x water tanks, a 55,000L underground cement tank + a 25,000L poly tank. There is the convenience of an electric switch that activates a bore at your finger tips. The new 6.6kw solar system on the roof of the shed helping you save on the rising costs of electricity bills. Established fruit trees consist of mangoes, a lemon tree, avocado, mandarin and monstera. The property is located on a hillside which evidently has gradient. There is plenty of nutrient-rich red soil, sandy loam & areas of clay. Lower down there are two Seasonal creeks, 5 x paddocks + yards and holding pens, multiple trails and 4 x spring fed dams the cattle drink from. The property can hold anywhere from 15-20 head of cattle dependant on the season.- 17 kms from Lismore (15 minutes)- 18 kms from Nimbin (20 minutes)- 60 kms from Byron Bay (60 minutes) The owner is moving overseas and will be leaving some goods for the new owners such as washing machine, dryer, 46" Husqvarna mower, beds + mattresses, lounges, fridge and book shelves. To arrange a private inspection, call Uri today.