

# 14 Upper Tuntable Falls Road, Nimbin, NSW 2480



## Sold Acreage

Wednesday, 6 March 2024

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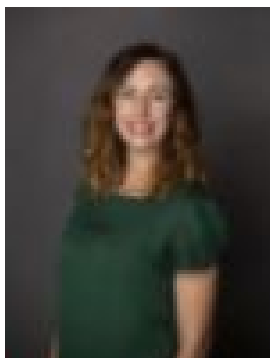
Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 23 m2

Type: Acreage



Samara Burcher  
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## Contact agent

Only 6.3 Kilometres from the iconic Nimbin Village is this perfect farmlet for the savvy purchaser or investor who also wants the perfect lifestyle. With everything you could need for the contented country life; this property is so well set up that even the novice farmer will be catered for to a tee. Large enough for a serious farming pursuit, yet small enough for the hobbyist, this delightful acreage (23.09 hectares) with 330 mature Avocado trees will satisfy all manner of farmers. Complete with packing shed and living quarters for farm helpers you can separate home and work for that perfect work/life balance. There's also room for horses or any variety of hooved animals or poultry, and the house yard is semi-fenced for ease with animals or pets. Water is no issue at all on this offering with 69000L rainwater storage capacity at the house, 2x bores- one solar equipped, 79000L bore water storage, and another 2x 5000 Gallon Tanks attached to the shed, and a creek! This could sustain intensive farming if desired. Moreover, the elevated home with its three gently undulating red volcanic soil paddocks (no clay) flowing to the creek create a picture-perfect setting for the proud property owner. The 2 bedroom home with a gorgeous infinity swimming pool is a minimalist offering - a refurbished vintage home renovated and presented beautifully for the new owner looking to put their own designer stamp on it. The third bedroom is presented as a 'guest' or workers' space within the huge 20x10m packing/machinery shed complete with cool room which also houses a 2nd bathroom, workshop and an office. It enjoys great views to the south! The north-easterly facing home is elevated and looks over the lovely vistas of the property from large wrap around verandahs that flow from the open plan kitchen/dining area. There are polished hardwood floors and high ceilings throughout, internal horizontal lining boards which feature through the main parts of the original home, and the wood stove and air-con keeps temperatures comfortable through the whole house all year round. The kitchen is well equipped with a dishwasher and gas stove, and is ideally placed to enjoy the long views of the valley below. Even better views can be enjoyed from the indoor/outdoor nature of the massive deck. This property's green credentials are also of note with the solar -system being a huge 15kw with Power Max panels & two Tesla Power Walls. On the equipment list are approx 4,000 avocado boxes, 7000kg molasses tank, and Cool Room included. This is a holistic offering, and a 'must' to inspect. Call Samara Burcher today on 0429 806 288