

**14 Weismantel Road, Nimbin, NSW 2480**



**Farmlet For Sale**

Monday, 17 June 2024

14 Weismantel Road, Nimbin, NSW 2480

**Bedrooms: 6**

**Bathrooms: 4**

**Area: 9 m2**

**Type: Farmlet**



Uri Ross

0423280278

**\$2,500,000**

Uri Ross Property proudly presents 14 Weismantel Road, Nimbin. For sale is NIMBIN's' Waterfall Retreat sitting on 24.67 acres of gently sloping land just 4km from town. There is 35ft private waterfall only minutes walk from accomodation making this property extremely unique! There are four Individual accomodation options available plus the managers residence, fully booked the property will achieve \$640 per night. The owners best year grossed \$278,000, average years are closer to \$150k! Not a bad earn for a relaxed lifestyle in the lush hills of nimbin! The timber home was built circa 1950's and is currently divided so that guests can hire 2 x individual rooms while the owner enjoys the larger portion. The rooms both have their own verandahs and kitchenettes. It features timber floor boards in parts, a wood heater, A/C, exposed timber beams & VJ panels in parts. On the deck, there is an infrared sauna for guests & yourself to enjoy. A small jump skip and hop up the driveway you will come across the very attractive cabin which overlooks the dam and onto the Nightcap Ranges. This structure has been freshly painted and is modernised. The deck is a great spot for relaxing and unwinding. And just a little further, is the Glass House Studio which is in arguably the best spot out of the structures. It is a small insulated structure with an amazing outlook. Everything inside is new and as it is built on a chassis, it does not require council approval. On the property there are three dams, an amazing waterfall, 5.2 Kw of solar, a macadamia orchard, fruit trees and a veggie garden. Becoming semi self sufficient is not far away. Enjoy easy 2WD access to the property. School bus route at Gungas Road, approximately 250m from house. Rates \$2133 PAMains Water Rates \$351 PA\*\*Vendor prefers appointments in the middle of the day to accomodate bookings between 12 - 2pm\*\*If you have dreamed of purchasing your slice of paradise that has its own exclusive waterfall, a solid income and just a few minutes from the iconic nimbin village, this is it! Give me a call today!!