

**1475 Bungawalbin Whiporie Road, Bungawalbin,  
NSW 2469**



**Sold Lifestyle**

Thursday, 4 April 2024

1475 Bungawalbin Whiporie Road, Bungawalbin, NSW 2469

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 2 m2**

**Type: Lifestyle**



Gary Ghilardi  
0438868627

**\$375,000**

With a range of possibilities, this 2ha hobby farm gives someone the opportunity to live totally off grid and already has established fruit trees including peach, lemon, oranges, mulberries, avocado and macadamias in place. The current owners had already began a renovation to the inside of the house when the 2022 weather event put plans on hold. The raised 2-bedroom residence has an open living area, a kitchen with a gas upright and updated cupboards. The bathroom was ready for renovation and has been stripped out leaving just the toilet in place. It's perfect for someone wanting to put their own personal touch on the interior. An opportunity exists if you would like to go onto mains power with lines running along the front of the block, however it remains off grid with a Victron Energy System in place which was fully upgraded in 2021 including new batteries, panels, and inverter. The inverter will need attention before use as it was submerged in the 22-weather event. The property holds a good amount of water with 2 dams in place at the front of the property, along with an original large cement tank for collecting rainwater and it also has an updated water pump. There is a septic system in place, laundry is downstairs and there is also a 5m X 5m cement slab ready for a shed or even an animal shelter. The property is conveniently located approx. 30 minutes from Evans Head & 20 minutes to the Pacific Highway with school bus route at the front of the driveway. It's a great opportunity for someone wanting to live that private, low maintenance, self sufficient lifestyle. Please contact Gary Ghilardi on 0438 868 627 for a private inspection.