

# 188 Stony Chute Road, Nimbin, NSW 2480



## Sold House

Thursday, 21 September 2023

188 Stony Chute Road, Nimbin, NSW 2480

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4 m2**

**Type: House**



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## Contact agent

To find a good ready-made hobby farm you often need to sacrifice location. Not with this fabulous offering! Only 3 kms from the iconic Nimbin Village on a sealed road you will find a group of sought-after small flood free acreages with creek boundary and front-row seats to the dramatic views of the Nimbin Rocks. This is one such acreage brimming with wildlife for your pleasure. The property, though close to town, is incredibly private being centrally placed well into the property. The elevated construction of the home has been designed with wide verandahs to take advantage of those superb views, and it is built with the durability of a steel frame. Gorgeous evergreen gardens of tropical plants and mature specimen trees surround this beautifully presented three-bedroom home. The land is gently sloped with flat open sections, very easily maintained, and has its own private meandering mountain stream. The soils here are known to 'grow anything' with ease. Avid gardeners, the current owners have enhanced the grounds to create a ready-made hobby farm. There are abundant established fruit and nut trees, as well as garden beds and flourishing kitchen gardens. The property has three securely fenced paddocks making this fertile farmlet an ideal place for horses, goats or alpacas. It currently is home to three lovely cows and one bull as well as three pet goats. To go with your hobby farm, there are numerous sheds with power and water. The vehicle shed is big and practical with 2 LUG garages, huge storage areas and an attached carport. The dwelling is large, spacious, light and airy, and decorated with mid-century accents to suit the style of home. It has a modern kitchen/dining area which boast an induction stove and pyrolytic oven, living area, spacious bedrooms with built-in the main bedroom, separate office and two toilets. For that country ambiance has areas of raked timber ceilings with exposed beams, and gorgeous hardwood timber polished floorboards. It also features expansive verandahs on either side opening to the backdrop of Nimbin Rocks. And to complete the 'creature comforts' on your hobby farm, there's a fully certified swimming pool. Sustainable credentials are fabulous here. They include not only mature food producing gardens and animal enclosures, with a 6kw capacity solar system with a 13.5kw battery storage (Tesla Powerwall 2). There's also a modern wood-fired heater, Split system air conditioning and ceiling fans throughout. Though there's nothing to do maintenance-wise on the dwelling, there's scope for the 'value-adder' to put your own designer touch on the home with a new exterior contemporary colour scheme... or put your own stamp on it with clever furnishings. This is a classically designed building so your imagination can run wild! If you're looking for a well set up hobby farm, sit back and enjoy this lifestyle property today. Phone Sundai Harrison for a private inspection on 0413 751 184.