

4 Wallaby Road, Stony Chute, NSW 2480



Other For Sale

Friday, 8 September 2023

4 Wallaby Road, Stony Chute, NSW 2480

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 3 m2

Type: Other



Uri Ross

0423280278

\$645,000

Nimbin's local award-winning agent, Uri Ross, proudly presents Lot 1, 4 Wallaby Road, Stony Chute. Located just 11km from the village of Nimbin along a picturesque drive. An Approx. 8.27-acre share located on Wallaby Road Community. The share is home to a cosy 80's build 2-bedroom cedar clad home with a third loft style bedroom and a neat extension. The main bedroom features built-ins, a new Panasonic air conditioning system, and access to both the main deck and its own private balcony. There is a new wood heater and a second Panasonic air conditioning system in the lounge room, which has high ceilings that are featured from the cathedral style design of the home. Timber is on show in every angle you look with a combination of slate floor running down the hallway. Up the timber staircase is the stunning third loft-style room that overlooks the kitchen and living areas. The kitchen is modest but functional with gas cooking, dual sinks, a walk-in pantry & timber benches. The bathroom has a leafy outlook & a flush toilet connected to the septic system. The deck is modernised with glass palings, an outdoor fan with an insulated ceiling, and recently varnished floorboards looking over the parkland-style gardens. The recent extension is attached via a breezeway, leading to a huge bedroom that features high insulated ceilings, a remote controlled light & ceiling fan, and modern floating floor. The owner has recently constructed an additional structure which is great for treatments and short term accommodation having its own kitchenette and bathroom. The structure is connected to solar and has a fire place to keep you warm in winter. A massive 6.6kw solar is in place with a 5kw Latronix inverter & most notably with any standalone solar system are the batteries. There are 8 x 335 Amp hour batteries, all recently installed. Below the house is a neat little area known as the garden room, a great place to sit and relax. A Solar hot water unit is provided with instant gas back up - all operated from a switch in the kitchen. A large spring-fed dam sits just meters away for you to enjoy with running water for most of the year. The gazebo was built solely to catch rainwater, though it would be a perfect spot for Yoga. There is a 25,000L cement header tank that feeds the house and is also connected to a pump from the spring-fed dam. Installed are 2 water tanks in total, a 25,000L cement header tank a 22,500L tank that catches the house run off which feeds the new structure & the main house and the newly built outside double fire bath. Close by, there is a hardwood structure surrounded by timber walkways, clumping bamboo, and a Japanese-style garden. There was a vision to install a plunge pool, a project that the new owner can easily complete. There are open areas of parkland-style areas that are relatively flat but all slightly sloping. You will also find grapefruit, cumquats, tangelo, huge mango & macadamia trees & bush tucker trees amongst the established garden. A School bus services the road coming to the top of the community, which allows the general public to pay to ride. Annual levies are \$15 p/w + approx. 2 gas bottles per year. Buying process consists of 1 meeting with members for approvals. This is company title transaction, not Torrens title. Hence no mortgages/finance is simply not possible - cash buyers only. The structure has been built to building codes at the time of construction. For more information, call Uri today.