

**2575 Paddys Flat Road, Tabulam, NSW 2469**

**SaleByHomeOwner**  
.com.au

**House For Sale**

Tuesday, 2 July 2024

2575 Paddys Flat Road, Tabulam, NSW 2469

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 8 m2**

**Type: House**



Sale By Home Owner  
1300609392

**\$430,000**

Please only use the 'email enquiry' feature on this website to submit your enquiries: Nestled amidst 6500 acres of privately owned semi wilderness in the Great Dividing Range of the Northern Rivers, this beautiful 20-acre river frontage share has everything you need to live a peaceful off-grid lifestyle. As part of the Currawinya community, this secluded property offers glorious flood-free homestead living in a serene, nature-filled valley, with roughly 10 acres of currently cleared land. The rammed-earth tiny home with high-ceiling skillion roof is graced with exceptional views and plenty of light, and offers a thoughtfully designed spacious and versatile living space. Whilst the kitchen, dining area and homeschool corner currently serve a family of four, it can easily be configured to comfortably function as a two-person home. We were intending to build on both sides, but you can build something entirely different elsewhere on the 20 acres! The organic food garden is extensive and fully fenced we have taken great care to improve the fertility, structure and health of the soil with a manure-based 8-bay compost system. Add to this the excellent growing climate of this region, and you end up with a very productive, self-sufficient existence such as what we have enjoyed. Chicken coops, a fenced goat pen as well as many established garden beds give you a tremendous head start to your homesteading lifestyle. Essential rural amenities are at hand with tank water run underground throughout the property ensuring a reliable water supply. Water is pumped from the beautiful Cataract river. Enjoy swimming in the tranquil waterholes (it's an easy cleared 100m walk to the river and our closest waterhole), go kayaking whenever it takes your fancy or catch your own fish in the river. Features:- River frontage (flood free) on the beautiful Cataract River- Rammed-earth tiny home: Wired with power Ethernet Water Reverse cycle air-conditioning Ceiling fan New Kaboodle kitchen Solid timber bench tops Tall hardwood doors- 3000w 48v Victron inverter solar system | 4KWh lithium battery | 2000W solar panels- 20ft shipping container: With skillion roof extending out into covered tool storage and work area Air-conditioner and diesel heater Houses solar set-up and battery Currently used as home office and storage with chest freezer and extra fridge- Approx 47,000L of water in total (45,000L with head pressure)- Galv risers with bushfire sprinklers installed every 19m from the tanks down the property towards the river- Garden shed: On concrete slab Wired with power 2000L tank Main water tanks also plumbed to it Currently holds washing machine and storage- Bushpole undercover structure: On concrete slab With power, data and water run to it Was used as a kitchen whilst building tiny home- Fenced organic vegetable gardens x 2- NBN satellite and modem installed (not currently used... we are running Starlink)- Dam x 2 (will need attention) Tall timbers surround you on the outer edges and wildlife abounds. Wallabies visit regularly, birdsong is the acoustic backdrop and with no visible neighbours, you can make this your sanctuary. Celebrating almost 40 years, our small community (25 shareholders) has a wide range of age groups and interests, with families, singles, and older couples all sharing the basic ethos as custodians of the land. As a shareholder, you also receive the benefit of the common land (approx 6000 acres) to explore and enjoy with use of the rivers for swimming, canoeing and recreation. The common land is comprised of rugged ridges, river flats, escarpments, bush and grasslands. The Clarence River and Cataract River meet on our land. The company has its own tractor/slasher and a bulldozer for shareholder use, a large machinery shed and a community shed where meetings are held. Monthly social gatherings are held by the river with food and swimming. Buyer needs to be cash ready (no mortgage) and is required to provide a clear police check and 100 points of ID, as well as meet current shareholders. This property is being sold on an almost WIWO basis: appliances, farm machinery, and furniture are included in the sale. Information pack and extra photos available on request.