



**1/119 Elliot Road, Clunes**  
**FOR SALE**



**Cudgerie Hill - Live Your Self Sufficient Dream!**

Tucked away in a peaceful rural setting rich in native forests and farmland is this eco-friendly weatherboard and colourbond home. It boasts four generous-sized bedrooms with green vistas, open-plan living and dining and plenty of storage. The outdoor deck leads out into the tree-lined property with an abundance of wildlife sightings, 20 acres of community land with restoration areas of rainforest and a spring-fed creek. This home presents the opportunity for a rural haven in harmony with nature.

Other features include:

- 1.1 Acres (approx.), situated on 20 Acres (approx.) Community Title
- Tucked away in your own forest hideaway
- Rich, fertile soil, perfect for cultivating food
- The residence was constructed in 1995, with a double lock up garage/ Studio
- 3 x water tanks (approx. 60,000lt in total)
- 13 x solar panels, 4kw inverter system

Just a 7-minute drive to the heart of the bustling town of Clunes, where you have access to a cafe, general store and post office. Clunes is a fabulous midpoint to all that the Northern Rivers has to offer with Bangalow only 18 minutes away and the heart of Byron Bay only 33 minutes away. Easy access to Ballina Airport is also available just a 40-minute drive away. Clunes and Rosebank schools are nearby offering excellent country-style schooling options.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

**Features**

**Land size**

1.11 Ac



**Chloe Coleman**

Sales Agent - Kim Jones Property

**M:** 0487 390 540

**E:** chloe.coleman@smileelite.com



**Chloe Coleman**

**Sales Agent - Kim Jones Property**

**M:** 0487 390 540

**E:** [chloe.coleman@smileelite.com](mailto:chloe.coleman@smileelite.com)

1/119 Elliot Road, Clunes

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.