

An aerial photograph of a large, well-maintained property. The central feature is a two-story brick house with a red-tiled roof, which has several solar panels installed. The house is surrounded by lush green lawns and meticulously landscaped gardens with various trees, shrubs, and hedges. In the background, there's a wide open field and distant hills under a clear sky.

CLEAN, GREEN & IMMACULATE

Mike Smith 0413 300 680
Simon Tough 0402 706 565

PRICE \$1.1M

This property is immaculately presented and includes a large 4-bedroom two office 2-bathroom brick and tile home, a massive covered entertaining area with panoramic views and all this surrounded by the most stunning gardens and lawns imaginable.

The house has been renovated recently and has a new kitchen with a huge island bench, separate dining room and lounge room, a family room that could be converted into a media room, new flooring throughout, 4 bedrooms with the main bedroom having its own en-suite and air con, a spacious laundry, second bathroom and double lockup garage, not to mention there are two offices that could be converted into kids bedrooms. The offices have excellent mobile and internet services and would be ideal for a businessperson working from home, zoom is also excellent.

The outside features include a 70,000L in-ground salt swimming pool plus a better than average above ground spa. Underneath the house there is heaps of storage space and ideal for a large wine cellar.

Outside there is a steel storage shed, work shed, carport, massive aviary, two gardens' sheds, garden beds, large chook pen, 2 x 5000gallon fiberglass water tanks, two ferneries and a set of steel stockyards.

The five acres is gently sloping and has spectacular views from every part of the property. There are four paddocks all are sheep proof but also ideal for any type of stock including horses, cattle etc. The stock and gardens are watered by a fully equipped bore which pumps directly to water troughs and the garden taps, so water has never been an issue. A dam is also located in the corner of one of the paddocks.

The highlight of this wonderful and well-maintained property to me, is the outstanding lawns, gardens, vegetable gardens, fruit trees and nut trees such as orange, lemons, lime, mandarin, grapefruit, tangelo, fig, mangoes, custard apple, jaboticaba, black sapote, bananas, peach, dragon fruit, grape vines, mulberries, guava, kumquat, lemonade, pecans, and macadamias. All these trees are healthy mature and producing ample food for the table.

They say location is everything, well this property is situated in a perfect location and is less than 10 minutes to Casino, 18 minutes to Kyogle and handy to Lismore and all the North Coast beaches.



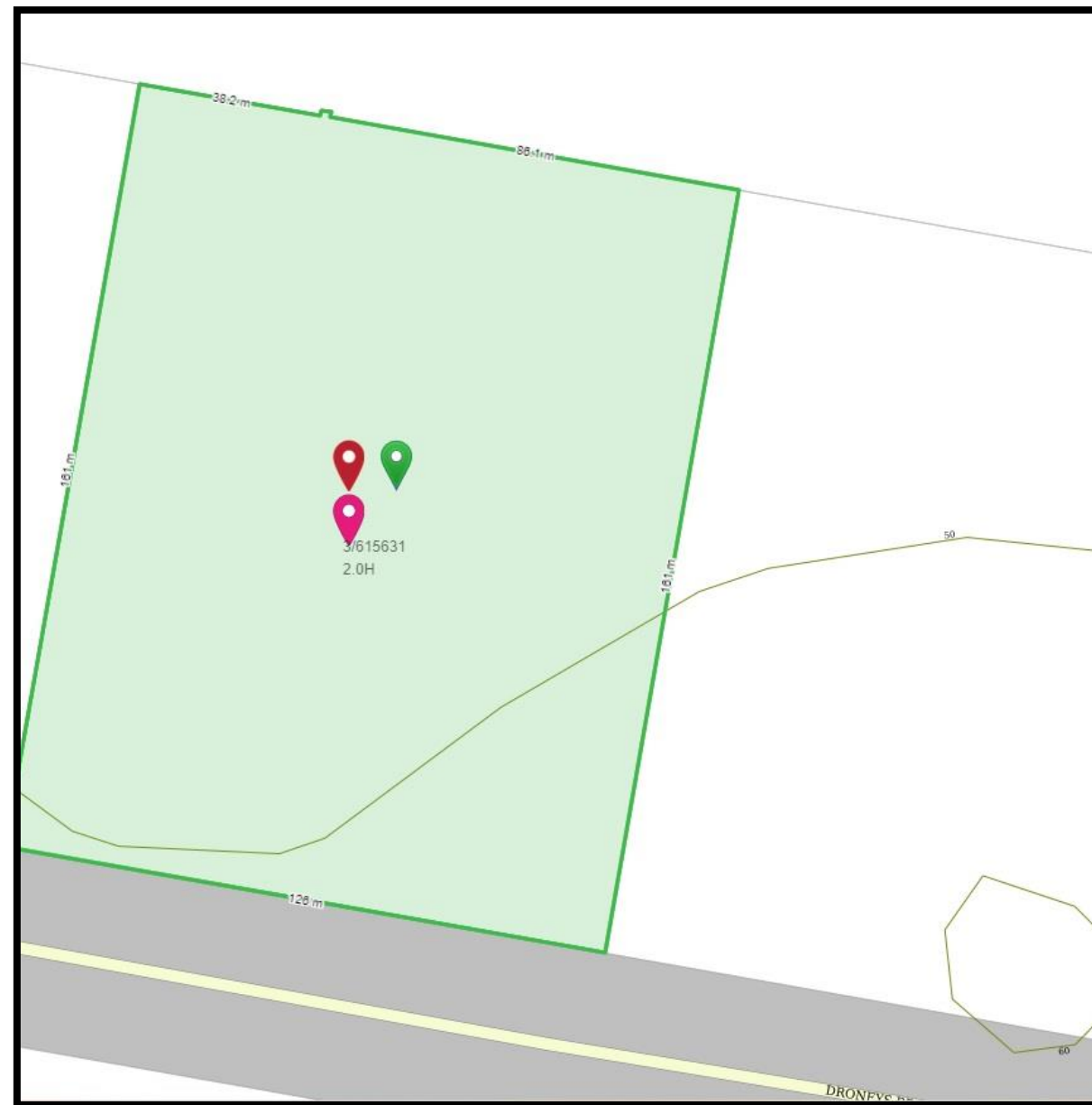


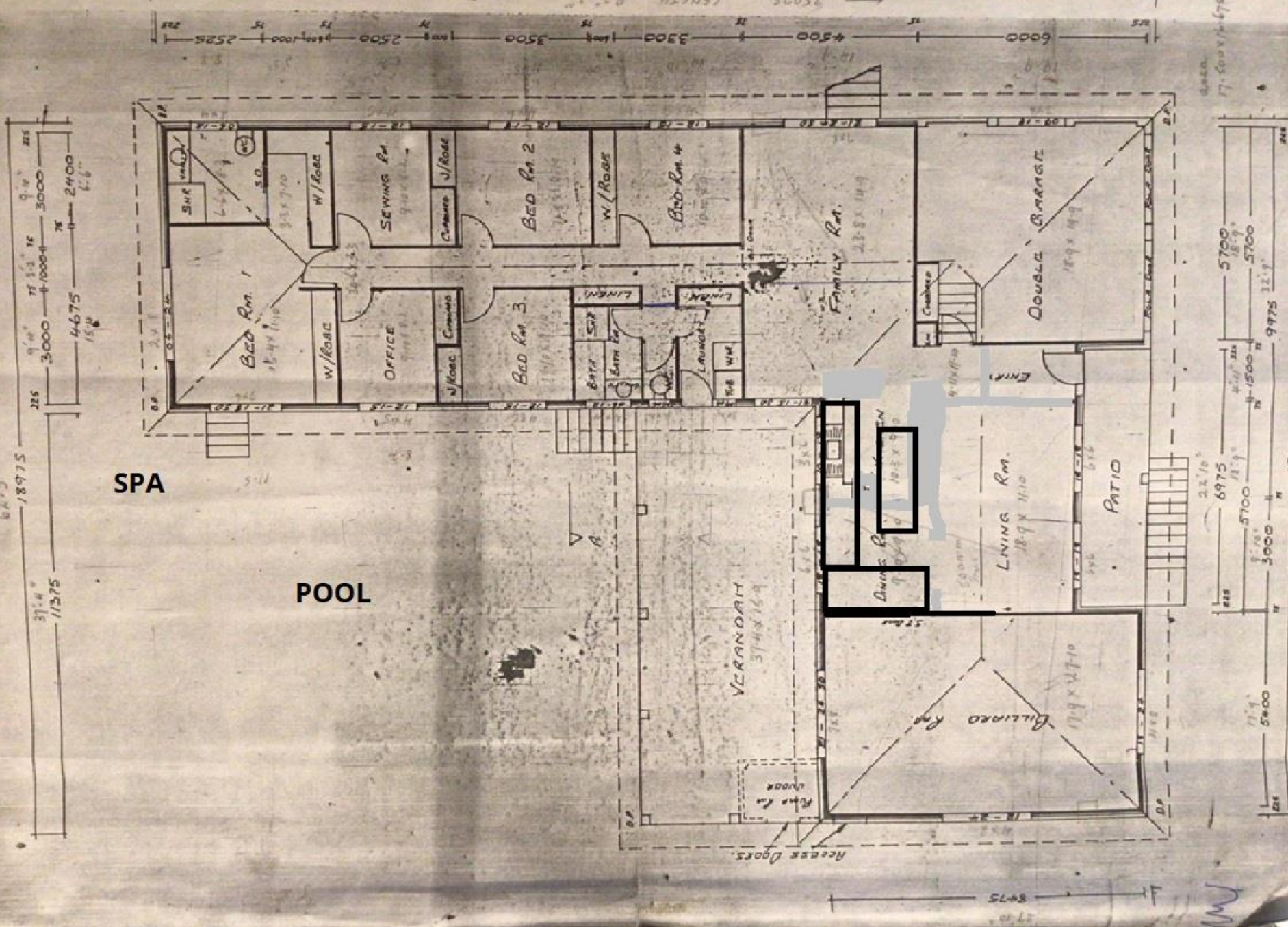












Property ID
148755

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Richmond Valley Council

30 Dronays Bridge Road
FAIRY HILL NSW 2470

RATES NOTICE
Rating Year: 01/07/2021 to 30/06/2022
Valuation: \$176,000
Valuation Date: 01/07/2019
Issue Date: 31/07/2021
Due Date: 31/08/2021

1993 Acts and Regulations. Notice is hereby given that the undermentioned land has been rated by Richmond Valley Council as shown hereunder:

Description and Location of Property
30 Dronays Bridge Road FAIRY HILL NSW 2470
Lot 3 DP 615631

| RATES AND CHARGES | UNIT | AMOUNT |
|--|---|-------------------|
| Ordinary Rural Residential Rate ¹ | 176000 @ 0.00379 & base amount \$290.00 | \$957.04 |
| On-site Sewerage Management Fee ² | 1 Annual Charge | \$55.00 |
| Waste Infrastructure Charge | 1 Annual Charge | \$45.00 |
| Domestic Waste Service | 1 Annual Charge | \$620.00 |
| NET AMOUNT | | \$1,677.04 |

Please deduct any payments made since 22/07/2021
31 Aug 2021 - Ref No R0641497501 - \$420.04
29 Nov 2021 - Ref No R1529278159 - \$419.00

| 1st Instal | 2nd Instal | 3rd Instal | 4th Instal |
|------------|------------|------------|------------|
| \$420.04 | \$419.00 | \$419.00 | \$419.00 |
| 31/08/2021 | 30/11/2021 | 28/02/2022 | 31/05/2022 |

TOTAL DUE
\$1,677.04

Interest will be calculated on all overdue rates and charges in accordance with the Local Government Act 1993

PLEASE SEE OVERLEAF FOR PAYMENT DETAILS. Should the address shown on this notice be incorrect, please advise Council direct in writing.

PAYMENT ADVICE
RATES / INSTALMENT NOTICE
Name: Mr M T Unsworth & Mrs M E Unsworth

Biller Code: 1503
Ref: 6672331
Don't forget to keep your biller code and ref number for future reference.
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Please tick if receipt is required ☐

- Features of this immaculate property are:
- a new kitchen with a huge island bench
 - separate dining room and lounge room with air con
 - a family room that could be converted into a large media room
 - new flooring throughout
 - 4 bedrooms with the main bedroom having its own ensuite and air con
 - a spacious laundry
 - guest bathroom
 - double lockup garage
 - two offices (that could be converted into kids bedrooms)
 - quality fans and light fittings throughout
 - 2 x solar systems (2kw and a new 6kw system)
 - solar hot water
 - freshly painted
 - new blinds including blackout blinds in the bedrooms
 - 70,000L In-ground salt swimming pool
 - Covered Spa
 - Heaps of storage sheds, carport, aviary, gardens plus heaps more