



## URLIUP FARM

### Tweed Valley haven

- Breathtaking views from elevated position
- Art studio/gatehouse, machinery and packing shed
- Abundant water supply from 4 dams and irrigation
- Established mango and finger lime orchards
- Smooth sealed road to front door
- 1.5 hours from Brisbane
- 30 minutes to the Gold Coast International Airport
- 50 minutes to Byron Bay
- 10 minutes to Murwillumbah or Tweed Regional Gallery and Margaret Olley Art Centre

Stunning Uriup Farm offers a rare balance between lifestyle, conservation and production on 133 acres in the most picturesque part of the Tweed Valley Hinterland.

This historic country residence exudes rural charm and features wrap around sun-drenched verandahs. The perfect spot to relax in your hammock, cooled by gentle sea breezes as you enjoy panoramic views of birds swooping through the valley below.

The zoning of the softly rolling land presents many opportunities including a timber plantation, increased fruit production or cabin development (STCA). Walking across this estate passes many

For more information or to arrange an inspection please call Denzil Lloyd  
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Price \$975,000 - \$1.075 million

 4  3  7  53.8 ha



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topographies and species including mango groves, finger lime orchards, citrus, lychee and passionfruit vines, pockets of rainforest, Bangalow Palms, tree ferns and 3 swimmable dams. Whilst natural fauna abounds there's plenty of room for cattle too.

When guests visit, there is ample accommodation in the comfortable 4 bedroom homestead or at the gate house cottage which is connected by a smooth bitumen driveway. Secondary stand-alone

accommodation provides space for workers if necessary.

If you are seeking an idyllic retreat within 30 minutes of Kingscliff beaches and the Gold Coast International Airport, this property is a must to inspect.

For more information or to arrange an inspection please contact Denzil Lloyd of Unique Estates on 0481 864 049



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## PROPERTY FACT SHEET

<b>Aspect:</b>	North Easterly
<b>Views:</b>	Rainforest, gardens and valley
<b>Height above sea level:</b>	100 mtr
<b>Coordinates:</b>	25° 15'58.80"S      153° 23'46.07"E
<b>Zoning:</b>	Environmental and rural living
<b>Construction:</b>	Hardboard on timber stud
<b>House Size:</b>	143 m <sup>2</sup> + 36 m <sup>2</sup> garage
<b>Guest House:</b>	Workers Cottage
<b>Year Built:</b>	1930's
<b>Renovated:</b>	2013
<b>Outbuildings:</b>	Workers cottage and sheds
<b>Sheds:</b>	Machinery and packing sheds
<b>Easements:</b>	Neighbour has water rights to one dam. Urliup Rd has easement adjoining gatehouse.
<b>Water Supply:</b>	100,000 litres from 7 tanks
<b>Power:</b>	mains power + 5kva diesel electric generator + 1.5kva solar panel system + solar hot water system
<b>Sewer / Septic:</b>	Septic tanks
<b>Council Rates:</b>	\$2,204 per anum
<b>Near Schools:</b>	Lindisfarne Anglican Grammar School, St Joseph's College, St Andrews Lutheran College and Sathya Sai Primary School and others
<b>Nearest University:</b>	Southern Cross University, Bond University and Griffith University

1039 URLIUP ROAD, URLIUP, NSW, 2484



Boundary is approximate area only

LOCATION MAP

