Glen Ryan State-Wide Realty
3/13 Cambridge Ave,
Fairy Meadow NSW 2519

Lightning Ridge, NSW 2834, address available on request **$200,000 - $200,000**

House 2 2 2









Priced to Sell – Amazing Off-Grid Living

Lott 33 New Chum Lightning Ridge – 2483 sq m
Amazing Bargain Value at $200,000 (Reduced from $295,000)

This beautifully maintained, and presented, Residential Western Land Lease (WLL) property is on a 99-year lease. It has all the comforts needed for the ideal, easily affordable lifestyle in the country.
No power to pay. No water bills and only 5-minute drive to the CBD.
Its 2483 sq metres of land is fully fenced, with attractive, well-established gardens. The seller has established this wonderful property with no expense spared.
2 Large bedrooms (ensuite with toilet and shower in master), Large kitchen with heaps of cupboards and pantry, gas and wood-fire stove, bathroom/laundry with shower, outdoor toilet, dining room, lounge room, verandas, outdoor kitchen, double lock-up garage, carport, drive-through caravan port, indoor garden, workshop/garden shed.

Open for Inspection

By Appointment.

Property Features
- 2 Large Bedrooms, 2 Bath
- 99 - Year Lease through Crown Lands Dep
- Solar power system provides 240V - 17.5kw storage
- Multiple Air - Conditioners
- Modern Kitchen
- Fenced and Established Gardens

Othe off-grid owners would be envious of the stand-alone solar power system providing 240V and 17.5 kw storage capacity; housed in its own split-system air-conditioned room. (This system is big enough to run a 4-bedroom family home without generators.)
The house has Reverse-Cycle Air-Conditioning and Evaporative Air-Conditioning Gas Hot Water, Gas Heating 65,000 Litre Water Storage with the versatility of 6 separate tanks. This property is an amazing opportuning for the buyer to experience a comfortable and peaceful lifestyle; nothing to do except live and enjoy.
To date, the approximate annual Council Rates and WLL fee, total under $3,000.
Located in outback, Northwest NSW, Lightning Ridge is the “Black Opal Capital of the World” and has all the facilities and services for modern day living. Great Coffee! Great People! Great Recreation!
This lovely town is going ahead with the multi-million International Gem Centre, securing its place as one of NSW’s most popular Tourist destinations.
To fully understand this amazing opportunity, you must see for yourself. So, call Glen today on 0439 864 600, to arrange an inspection.

Listed By
Glen Ryan

Mobile: 0439 864 600

Listing Number: 3344580

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.