

**30 Blue Hills Ave, Goonellabah, NSW 2480**

**Sold - \$1,590,000**

House 5 3 4



## PRIVATE, PICTURESQUE.....PERFECT

What a find, 10.23ha (25.26 acres) of prime land at the top end of Goonellabah with a 5 bedroom residence along with a windmill style tea house and shedding!

Zoned as RU1 Primary Production, the current owners have rezoned 1.2ha to rural/residential allowing 4 x 2500m2 blocks to be subdivided (STCA) and would consider selling the parcel of land separately.

Built by a Dutch couple, this unique windmill style tea house was the place to be seen back in the 80's. With full operating kitchen, 2 utility rooms with built-in storage, a large timber loft with toilet and basin, along with separate men's and women's toilets, shower and access through to the inground saltwater pool, what a prime location for gatherings and events.

The separate 5 bedroom residence has a large open living area flowing through to a full timber kitchen and separate dining area. Downstairs you will find 2 carpeted bedrooms, internal laundry, bathroom with separate toilet. Upstairs is a smaller 2nd living area, 3 bedrooms all with air-conditioners and 2nd bathroom with shower and toilet.

Outside there are numerous established gardens. Storage is no issue with 2 x 9m x 6m sheds, both with power and a connecting 9m enclosure with 3 bay parking connecting the 2 sheds. A large dam makes this property suitable for both horses and cattle. There is a mixture of both flat and hill with plenty of shady timber.

Features of this property include:

- 10.23 ha (25.26 acres) with 1.2ha (2.96acres) Rezoned Rural/ Residential
  - Subdivision potential for 4 x 2500m2 blocks (STCA)
  - Owners to consider selling the 1.21ha section as a separate sale
  - 5 bedroom, 2 storey residence with covered outdoor entertainment area
  - Windmill Tea House with gas kitchen, large loft, separate toilets and shower
  - Fully fenced and landscaped saltwater pool area
  - 2 x 9m x 6m sheds with power along with 3 bay open shed
  - 12 panel solar electricity system
  - Large dam suitable for livestock or small irrigation
  - Convenient location to all major primary and high schools, shopping and medical centres, sporting fields and approx. 28kms to Ballina
  - All services including bus, mail, garbage collection and town water connected
- Inspections will be via appointment only, please call Gary on 0438 868 627.

### Open for Inspection

By Appointment.

### Listed By

Gary Ghilardi  
Phone: (02) 6621 2307

