



To Live in Scenery of this Scale is Unimaginable



**Your private Paradise**  
Mount Burrell — Tweed Valley  
NSW Australia



**PARADISE FOR SALE**

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## Rural Acreage — Eco Lifestyle

In the picturesque Tweed Valley

Northern NSW - Australia

Within easy distance of

Gold Coast and Byron Bay

Only minutes to local stores

Breathtaking 360° Views

over 6 National Parks

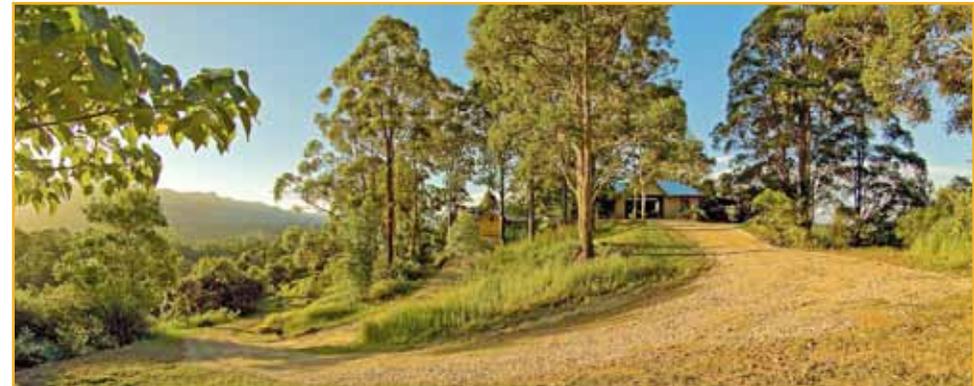
Ultimate Privacy

Creeks & Permanent Springs

Rainforest & Mature Gardens

3 Quality Buildings

(Eco) Tourism potential



## To Live in Scenery of this Scale ... is Un-imaginable

***Two houses surrounded by beautiful gardens are nestled on the slopes of Australia's Green Cauldron ;  
a unique and very private paradise called TriAngles ...***

***Lifestyle:*** A hilltop sanctuary where the silence can be heard — with sweeping 360-degree Panoramas over the entire Caldera of the upper Tweed Valley. The homestead of *TriAngles* occupies the most prominent position near spectacular Sphinx Rock, which virtually sits in the backyard. Offering ultimate Privacy and seclusion, yet only minutes from local shops and 30 minutes to Murwillumbah CBD — this prime Mt. Burrell property also is 'first user' of pristine Spring Water straight from the Nightcap National Park plateau.

***Accommodation:*** The homestead consists of 3 charming, quality buildings, all recently renovated to a high standard, with waxed wooden floors and many sustainable features. Situated on a private hill-crest at the Heart of the property — and surrounded by easy to maintain, mature Native and tropical gardens — this is an enjoyable tranquil eden amidst gentle wildlife, birdsongs, magnificent mountain backdrops and views, all to be enjoyed from the comforts of the large veranda.

***Land Features:*** Three Creeks run through the property, bordered by beautiful regenerating Rainforest and with permanent Crystal Clear Springs. On top of that, this 103-acre property offers genuinely unsurpassed sensational views that feel like part of the gardens : Elevated vistas over 6 World Heritage listed National Parks. With the most ideal aspect of Mt. Warning to the North, it is not in the shadows of the high rim of the Border Ranges, where properties miss out on the afternoon-sun for large parts of the year. A picturesque and solid All-Weather driveway and walking tracks complete the picture.

***Potential:*** With a choice of additional possible building sites, boasting equally breathtaking views, this property offers the most splendid environment for a world-class (Eco) Tourism venue, as well as possibilities for the extended family (dual living), or Multiple Occupancy — or ... just the picturebook-perfect secluded retreat.

***TriAngles ticks so many boxes you have to see it to believe it  
Come and feel for yourself ... your thorough inspection is welcomed !!***



## Majestic Views

Buildings and gardens, as well as several other open areas on the property, all have breathtaking 360-degree, elevated views over the Caldera and Scenic Rim of the entire upper Tweed Valley and its World Heritage listed National Parks.

The expansive views to be enjoyed from *TriAngles* are like being on an island in a blue-and-green sea.

### 3 Top-ranking aspects over 6 National Parks

- Mt. Warning National Park (alt. 1156 m) and surrounding Mebbin NP : 10 km to the North
- Border Ranges + Lamington NP (800 m) with the Pinnacle (1000 m) : 12-20 km to W + N-W
- Nightcap National Park and adjoining Mt. Jerusalem NP – with Mount Burrell (920 m) + Sphinx Rock (740 m) forming a backdrop 800 meters South to S-E of *TriAngles*





## Prominent Position

The homestead occupies the most prominent position near spectacular Sphinx Rock, which virtually sits in the backyard. It is this combination of backing and outlook, that creates ideal Feng Shui energy.



## Always Inspiring

From the comforts of the spacious veranda you can watch the never-boring play-of-light as clouds drift over the valley . . . and on those magic mornings when mist covers the valley below, you feel like floating on top of the clouds, which forever change shape and colour as the sun touches the treetops — creating a different display every time.

Another spectacular feast is watching stormy weather ; nature's display of the occasional lightning storm over Mount Warning.



## “Cool” A(l)titude

At an altitude of 270 meter, you feel a ‘pleasant connection’ with the valley below — the mountains are like part of the garden — yet you are away from it all, enjoying ultimate privacy on your own hilltop paradise . . . with commanding views.



## Nature's own Spa

The main creek in the centre of the property is surrounded by regenerating rainforest. Experience the feel of skinny-dipping in your undisturbed privately-owned wonderland . . . unsurpassable !

The creek can be an exciting roaring torrent after heavy rain, and when the level is lower it allows for hiking around the stream and creek banks — exploring the many dipping holes and new rainforest seedlings.



# Property Valuation

**LAND** — 103 acre / 43 hectares **\$950,000**

Permanent Springs ; Creeks ; Usable Terrain and Rainforest ; Expansive Views ; Ideal Aspect + Elevation

**BUILDINGS** — 346 m2 / \$1500 per square-meter **\$519,000**

Main House 205 m2 307,500

Cottage 81 m2 + covered patios 55 m2 121,500

Garage / Office / Workshop 60 m2 90,000

**TERRAIN DEVELOPMENT** **\$220,000**

Access Road, Tracks, Walkways, Landscaping 150,000

Power & Telephone 50,000

Spring water-system & Storage tank 14,000

Solar Hot Water, recently installed 6,000

**GRAND TOTAL** **AUD \$1,689,000**

## MAKE AN OFFER

— Open to all offers to meet the market —

**Inspection by appointment**



*A house could easily be adapted ...  
Sensational views and superior water-quality are lasting —  
these values are priceless and cannot be calculated in a balanced appraisal,  
but must be seen and experienced to be appreciated...*



MORE INFORMATION

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## A rare Combination of Unique Features

The Tweed Valley has many beautiful places, it is the rare combination of features to be found on *TriAngles*, that set the true value of this property :  
The majestic views — The never failing top-quality drinking water supply — The exceptional location with ideal aspect and altitude —  
Three quality buildings amidst natural beauty, national parks, and necessary facilities ..... *TriAngles* truly ticks so many boxes...



### Unsurpassable Views

Magical views are surrounding the entire property, ranging from the valley's Caldera to the Scenic Rim, looking over the many World Heritage listed National Parks the Tweed Valley has to offer.

All this natural beauty can be enjoyed from buildings and gardens, as well as several other open areas on *TriAngles*.



### Never-fail drinking-water-quality spring

One of the important assets of *TriAngles* property is its permanent water supply. Three creeks run through the property, two of them straight from the Nightcap Ranges NP plateau. The main water supply to the homestead comes from a clean and permanent spring, that provides for unlimited crystal clear water, which has never run dry in even the driest spells.



### Absolute privacy and security, one with nature

More than 350 different native species of trees and bushes can be found in the local area. A variety of wildlife, like several Wallaby species, have a home on *TriAngles* — besides a large number of smaller marsupials, Echidnas, Goannas, Possums, and many species of frogs, reptiles and birds. Over 50 bird species have been counted in the gardens alone. A resident-family of about 8 red-neck Wallabies roam directly around the homestead on a daily basis.



### Main House

The main house is a large Iron-Bark clad 205 m<sup>2</sup> country-style Queensland, master-build by a carpenter/builder about 20 years ago, and recently fully renovated inside and out – using the latest technology in solar-hot-water, the highest quality natural wood protection, and other sustainable and healthy materials, like low-VOC paints for better indoor air quality. This sturdy house offers several options for conversion of the lay-out, or extensions.



### Studio / Cottage

A guest-house or parents-retreat, currently in use as an artist studio, is next to the main house and is a very spacious 80 m<sup>2</sup> hardwood cottage with a new brick extension. It has been extensively renovated and is fully prepared to meet a new owner's preference to have a kitchen and resort-style amenities installed. Newly painted inside and out with low-VOC paints and fitted with a beautiful tiled floor, several french doors, and an insulated exposed-beam roof.



### "the Coach House": Garage - Workshop - Office

The garage / workshop and office building was inspired by the European heritage of the current owners. It is a solid brick 5 x 12 m. building of a unique and very practical design. At the front of the garage is plenty of parking space for several more cars.



### Position – at one with Nature ... yet Centrally Located

Nestled on the pristine southern slopes of the Tweed Valley, *TriAngles* is ideally situated between three major centres of Gold Coast, the Byron Coast and Richmond Valley — with a choice of various (shopping) towns : Murwillumbah, Lismore, Kyogle, Uki, and Nimbin — all within 15-40 minutes drive.

Ultimate privacy around the homestead is secured because of the size of the land as well as the 850 meter long private access road. Engineered wisely, and improved over many years, the road has proven to withstand even the worst of weather conditions.

### Altitude

Because of its elevation at 270 m. the homestead is nearly always above the early morning mist — unlike many properties lower in the valley, who are immersed in fog at times. Waking up in your own peaceful paradise above the white blanket of a mist-covered valley, greeted by a symphony of birds, with an absence of traffic noise . . . is truly one of the many pleasures of living on *TriAngles*.

This is such an ideal altitude . . . there's no feeling of dis-connection from the valley ; it doesn't bring about the 'high-rise' feeling you can experience higher up a mountain — valley and views feel like a part of the garden, without being obscured behind a treeline.

### Rainfall

Mount Burrell to the south shelters the property from severe Southerly storm weather. Proximity to the ranges secures enough rainfall ; no rain-shadow like in some areas of the valley — yet seldom too much, like in some area's closer to the slopes of Mount Warning.

### Summers and Winters

During hot summer days the elevation ensures cool summer breezes, comparable to a beach climate, generally about 5-degrees Celsius below the temperature in nearby towns. The elevation also ensures a maximum of sun-hours during winter days, when the warmth of the sun can still be enjoyed in the early morning and late afternoon hours — contrary to houses lower in the valley that are often in the shadows of tree-lined hills or the high rim of the Ranges. Due to the higher altitude and lay of the land, *TriAngles* also enjoys frost-free winter-nights — whilst properties lower on the slopes can have large pockets of frost.

### Zoning

Rural / Rural-Residential : agricultural use as well as a tourism based usage are allowed.

## ...location...location !

### This natural-beauty lifestyle property is within reach of a choice of facilities :

4 minutes to **Mount Burrell store** and school-bus (also Steiner), with all necessities and well-stocked fresh (also organic) produce at hand, as well as a cafe /restaurant. Nearby is a good swimming hole in the Tweed River...

15 minutes to **Uki** with several shops, buses, school, community centre and markets...

15 minutes to Doon-Doon with **Clarrie Hall Dam** offering swimming, boating and fishing...

20 minutes to quaint **Nimbin**, offering the closest of several hospital facilities and a wide range of shops, restaurants and Health Food...

30 minutes to booming **Murwillumbah**, with the Regional Art Gallery, bowling, boating, al-fresco dining and an ever-growing array of shops, as well as hospital facilities...

40 minutes to regional shopping centres of **Lismore** or **Kyogle**, a choice of hospitals, and several famous arts and crafts and fresh produce markets in surrounding villages (e.g. the Channon)...

45-50 minutes to **Tweed Heads** and **Gold Coast, Kingscliff, Byron Bay** or **Mullumbimby**...

55 minutes to **Coolangatta Airport** with many daily connections Australia wide ...

3 hours to **Brisbane**, 150 km to the North.

**What better place to escape the rat-race, set up a business, or work from home, than in the midst of nature — ideally centred between major towns for other work opportunities**



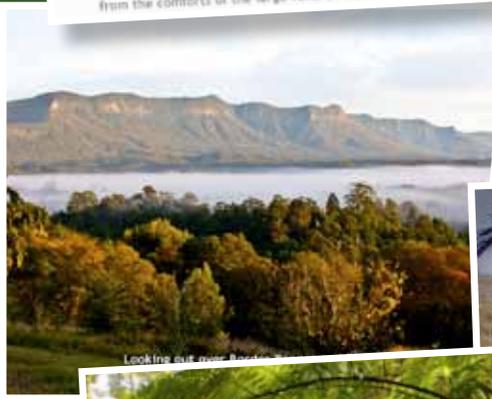
Watching the morning blanket over the Tweed Valley clearing up, from the comforts of the large veranda - accompanied by a bird-concert...



The start of another beautiful day...



Native Bangalow Palms and other tropical vegetation - the summer garden is a real gem!



Looking out over Bangalow...



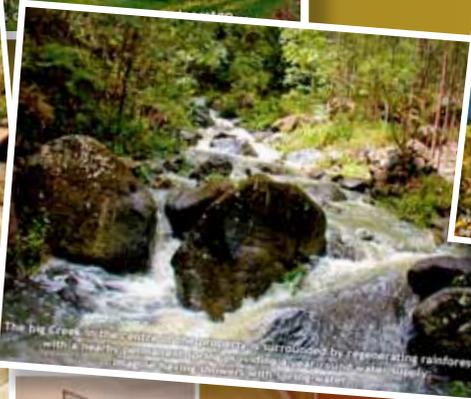
View from the covered patio's end - looking down the west side of the cottage...



Relax in a hammock on the patio under the shady White Cedar - overlooking the 'Rock'!



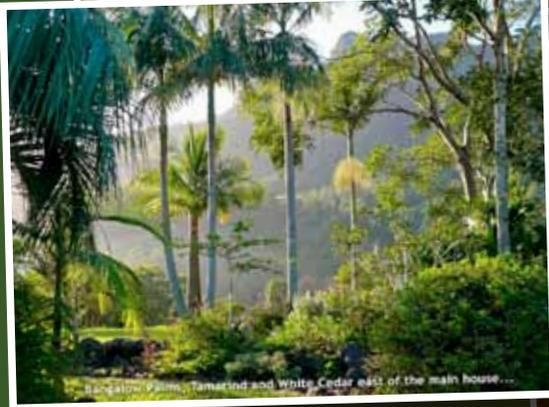
Natural Beauty - Unspoiled and beautiful - the stream and waterfall!



The Big Creek on the western side of the property is surrounded by regenerating rainforest with a nearby permanent stream providing a natural water supply - making the Owners' life so much easier!



Even with the lower reaches of the sky overcast - that bit of blue and a rainbow have to make the day special! - and you can certainly see the rain!



Bangalow Palms, Tamarind and White Cedar east of the main house...



Dressing room through to master bedroom, with private balcony...



Guest bedroom with Teak floor and private balcony - suits a King-size Double bed!



Enjoy strutting along your own private web-way!



*tick your boxes*

## KEY FACTS

- △ Majestic 360-degree elevated Panoramas over 6 World Heritage listed National Parks
- △ Permanent Water :  
3 Creeks + 1 spring-fed Dam + several crystal clear drinking-water-quality Springs
- △ Ultimate Privacy and seclusion — Homestead in heart of property
- △ Three very well-maintained approved buildings, total 5 double bedrooms :  
4-bed Main House, 100% Ironbark clad + waxed wooden floors and wrap-around insulated veranda  
1-bed Cottage (+plans to convert to 2-3 bed), exposed beams +  
french doors to 2 covered patios and private garden  
Stone double Garage + Workshop and separate Office
- △ High-speed internet :  
Satellite system installed + good connection to Telstra Next-G and Optus wireless
- △ Garden : 1-1.5 acres of established, easy care tropical gardens and rock walls —  
frost-free + draught-free + flood-free
- △ Enjoyable Walking Tracks around the gardens and to the creeks
- △ Driveway : solid all-weather 2-wheel-drive + vehicle access to two of the creeks
- △ Estate :  
103 undulating acres, fully fenced — usable level grassy meadows and regenerating rainforest
- △ Your own National-Park-like nature — maintenance equals small-acreage lifestyle
- △ Additional potential building sites, all with expansive views  
Perfectly suited for Tourism or MO (Multiple Occupancy)
- △ Sustainable : Solar Hot Water, low VOC, Chemical-free  
Organic certification ready ; ideal for Permaculture
- △ Situated on a corner of the 'Magic Triangle' —  
one of the most energetic Ley-lines in Australia crosses *TriAngles*
- △ Wildlife + Birdsongs + Peace (absence of traffic noise) and great Feng Shui
- △ Ideal elevation (270 m) and N / N-E aspect — maximum sun in winter + cool summer breezes
- △ Only 4 minutes to established well-stocked local shops, fresh produce, cafe, school-bus
- △ Centrally located between several towns :  
4-55 minutes to shopping, business, (Steiner) schools, beaches, airport



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## Contact

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