



# FOR SALE

## 1ST TIME EVER ON THE MARKET!!

Nimbin's local award-winning agent proudly presents 3/78 Cecil street Nimbin. This solar passive home is situated only a few minutes' drive from the heart of the Nimbin village, 1.5km from the Post Office to be precise. This Permaculture community has been established since 1994 and as most allotments, have a generous 2000sqm or more to get creative. The home itself was passed by council in 2014 though was built over a number of years.

All properties on Jarlanbah boast Torrens title which means finance is available and there are no issues with buying or selling at any time.

The home has a neat rustic design, being constructed of mud brick, rammed earth tiles and lots of great timber features.

The house is well designed facing NNE with high windows to catch the winter sun on the rammed earth tiles which hold the heat in winter and is cool in summer as the sun does not shine in then.

The structure has steep-pitched roofs with dormer windows capturing views to the Nightcap Range from both the 2 bedrooms which are on the second story up a curved stair. Between the bedrooms is an atrium, which is great for airflow all year round.

The kitchen has great camphor laurel benchtops that were harvested onsite and plenty of cupboards. A woodstove is central to the living area

The house is equipped with underground mains power, 2 x 22,000 litre(5000gallon) concrete water tanks , solar hot water, a compost toilet and an anaerobic grey water system.

This house has been built with love by the original owner who has now decided to move on.

Around the yard there are multiple fruit trees such as mango, mandarins, bananas, mulberry, a chestnut tree & 2 pecans.

The yard has been designed with 2 full-width swales which ensure water retention in the soil in dry times. A caravan makes an ideal workshop. The lot is situated as part of a Neighbourhood

2 BED | 1 BATH | 1 CAR

PRICE:  
\$425,000

OPEN FOR INSPECTION:  
N/A



**Uri Ross**  
**0423280278**  
uri.ross@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)