137 BLUE KNOB ROAD, NIMBIN, NSW, 2480

URI ROSS PROPERTY | @realty









SOLD

CONTRACTS EXCHANGED

Nimbins local award-wining agent, Uri Ross, proudly presents 137 Blue Knob Road, Nimbin.

This property consists of 10 acres and is walking distance to town (1.4km). Most of the land is flat, except for the location of the home which is much higher and has great views looking over the Nightcap and Koonirigan range.

The home is a steel framed brick rendered 3 bedroom 1 bath house which has recently had a brand new bathroom and kitchen installed. Spanish tiles and an island are well featured in the kitchen. Enjoy open plan living with a huge 6kw reverse cycle air conditioner is well placed on the lounge room wall which was strategically thought out as it can quickly cool the main bedroom when angled accordingly. Underfoot you will discover a brand new floating floor which has just been installed.
Chose from an east or west verandah, the west being marginally larger in size (55sqm) and could comfortably become your new outdoor entertainment area with a neat breakfast bar below the american barn style kitchen windows.
A 5kw solar system is installed keeping those power bills down all year round!

There are 3 additional structures, an open 4 bay, slabbed, insulated, 54sqm carport with a whopping 4m high clearance is right next to the house.
Metres away is a lockable 2 door, slabbed, powered 48sqm colourbond shed.
A small cabin also sits close by which is great for storage or with some love could be an additional bedroom for a teenager or guests.

15,000 Gal of water storage collect the rain water and if times are dry, pump up from the creek. A range of fruit trees are scattered across the hillside.

Calico Creek snakes it's way across the entire eastern boundary and has a few little swimming holes, a great spot to cool off. The paddocks are fenced and split by Blue Knob Road. The immediate land to the south is owned by NSW and it is possible to rent this land for a very low annual fee.

For more information, do not hesitate, call uri today.

3 BED | 1 BATH | 6 CAR

PRICE:
$655,000

OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278
uri.ross@atrealty.com.au
www.atrealty.com.au