



## FOR SALE

### UNDER CONTRACT

Nimbin's local award-winning agent, Uri Ross, proudly presents 6 Tareeda Way Nimbin. An inspiring architecturally designed double story 4 bedroom 2 bathroom home has arrived on the market. Located in an ideal situation, being on top of a hill with panoramic views & is a very short stroll to the Nimbin Bowling Club, Skatepark & Pool is this stunning home which was completed in 2018.

On the lower level you will find a polished concrete floor with green glass featured throughout, 3 bedrooms, a separate laundry with a spacious bathroom with classic bespoke influence and character. There is also a 2nd living area with a wood heater which heats the entire house. The well thought out design has brilliant cross ventilation that catches all the hilltop breezes in summer.

The beautiful internal hardwood structure has been left exposed with modern and unique architectural features complementing the upper level along with an atrium for flow & plenty of large windows allowing for an abundance of light & views.

On the upper level is a modern spacious kitchen with quality appliances and Granite bench tops. An insulated corrugated ceiling is above with louver windows to enhance the natural lighting and airflow along with main bathroom & master bedroom + study.

Step outside onto the generous sized deck big enough for the whole family with captivating panoramic views of the iconic Nimbin rocks, the nightcap range, Lillian rock and border ranges.

The garage has opportunity for multiple uses with electrical and plumbing provided. Decked out with shelves it is a great space for storage.

A 3KW solar system & solar hot water system are installed for your convenience.

The allotment is approx. 672 sqm in size.

Call Uri Ross today for more information.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no

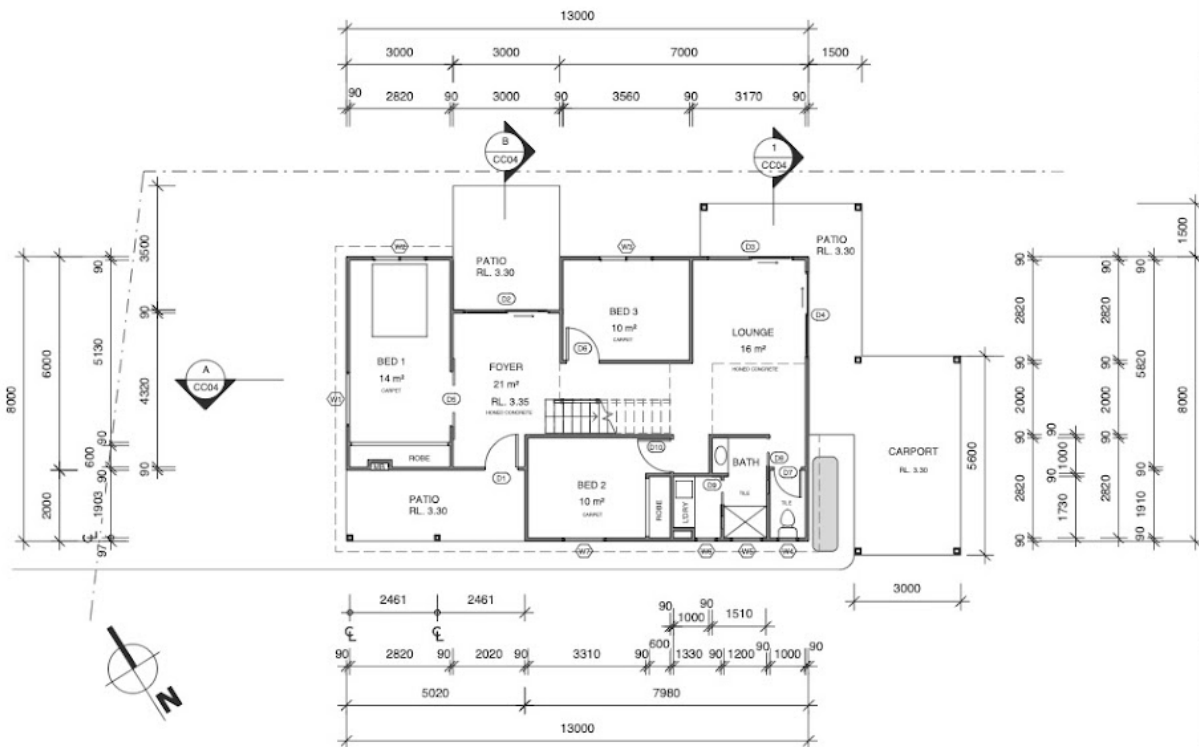
4 BED | 2 BATH | 1 CAR

PRICE:  
\$575,000

OPEN FOR INSPECTION:  
N/A

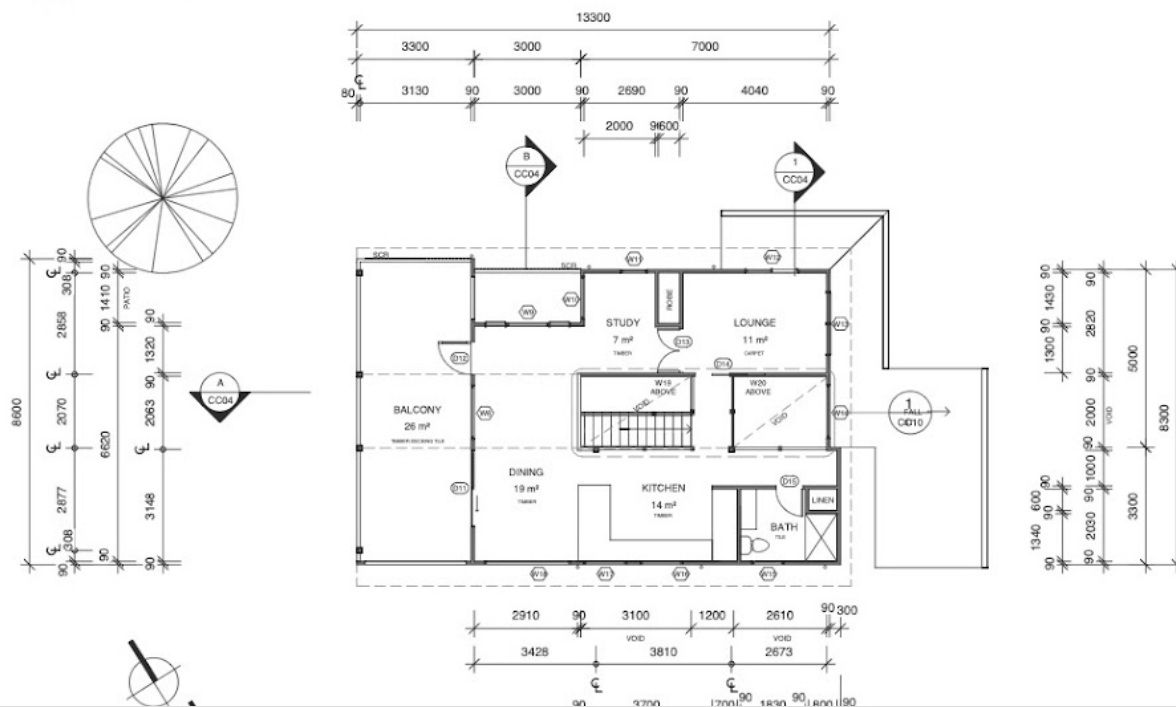


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**GROUND FLOOR**  
1 : 100

Notes		
<ul style="list-style-type: none"> <li>- Do not scale drawings. Dimensions take precedence</li> <li>- All dimensions shall be verified on site before proceeding with any work. Report discrepancies to the Architect</li> <li>- All dimensions are in millimeters unless otherwise noted</li> <li>- All works to be carried out in accordance with the NCC and to the satisfaction of the principle certifying authority</li> </ul>		
Rev	Description	Date
A	CC	AUG 2017
Project Title		
New Residence		
Address		
6 Tareeda Way Nimbin NSW 2480 Lot 8 DP 1156689		
Client		
R & S Francis		
Amy Campbell ARCHITECT		
nsw reg. 8426 phone: 0415 557 100 amy@amycampbellarchitect.com.au www.amycampbellarchitect.com.au 47 The Ridgeway Cumbalum NSW 2478		
Drawing Title		
Ground Floor		
Date	Project number	
25/08/2017	CC02	
Scale	Revision	
1 : 100	A	



**FIRST FLOOR**  
1 : 100

Notes		
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nsw reg. 8426 phone: 0415 557 100 amy@amycampbellarchitect.com.au www.amycampbellarchitect.com.au 47 The Ridgeway Cumbalum NSW 2478		
Drawing Title		
First Floor		
Date	Project number	
25/08/2017	CC03	
Scale	Revision	
1 : 100	A	

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.