



# FOR SALE

## A GARDENERS PARADISE

Nimbin's local awarding-winning agent, Uri ross, proudly presents Lot 1, 4 Wallaby Road, Nimbin. Located just 11km from the village of Nimbin along a picturesque drive.

An Approx. 8.27-acre share located on Wallaby Road Community. The share is home to a cosy 2-bedroom cedar clad home with a third loft style bedroom and a neat extension. The house was built in the late '80s, and the current owner has been proudly living here for 20 years.

The main bedroom features built-ins, a new Panasonic air conditioning system, and access to both the main deck and its own private balcony. There is a new wood heater and a 2nd new Panasonic air conditioning system in the lounge room, which has high ceilings that are featured from the A-frame design of the home. Timber is on show in every angle you look with a slate floor running down the hallway. Up the timber staircase is the stunning third loft-style room that overlooks the kitchen and living areas.

The kitchen is modest but functional with gas cooking, dual sinks, a walk-in pantry & timber benches. The bathroom has a leafy outlook & a flush toilet connected to the septic system.

The deck is modernised with glass palings, an outdoor fan with an insulated ceiling, and recently varnished floorboards looking over the parkland-style gardens.

The recent extension is attached via a breezeway, leading to a huge bedroom that features high insulated ceilings, a remote controlled light & ceiling fan, and modern floating floor.

A massive 6.6kw solar is in place with a 5kw Latronix inverter & most notably with any standalone solar system are the batteries. There 8 x 335 Amp hour batteries, all recently installed.

Below the house is a neat little area known as the garden room, a great place to sit and relax.

A Solar hot water unit is provided with instant gas back up - all operated from a switch in the kitchen.

3 BED | 1 BATH | 2 CAR

PRICE:  
\$495,000

OPEN FOR INSPECTION:  
N/A



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