13 THORBURN STREET, NIMBIN, NSW, 2480









SOLD

UNDER CONTRACT

Nimbin's local award-winning agent, Uri Ross, proudly presents 13 Thorburn Street, Nimbin.

New to the market and an excellent opportunity for anyone looking for an investment property is this 3 bedroom 60's home is situated on an approx—575sqm block with an additional modern granny flat in the backyard. The house has a completely fenced yard, creating separation and privacy from the granny flat. Both are currently tenanted until April 2022.

The property is low maintenance and is in a very central location with all amenities a short walk away, such as the swimming pool, school, skatepark, bowling club, and sports fields.

The house features VJ paneling throughout, giving it great character. The bathroom has been renovated in the past 2 years and a basic kitchen has recently been installed and offers a peaceful outlook over the neighbourhood. The home is fitted with an electric hot water, and a Daikin split system air conditioner.

The granny flat is fresh and council-approved, offering elevation, neatness, and privacy. It is fitted with A/C and ceiling fan, an easy-to-clean floating floor, and a new kitchen and a bathroom with the assistance of an instant gas hot water system and gas cooking. The small rear deck is private, with no neighbours over the back fence.

Addition information:
Leases have the potential to be increased after April 2022.
The house is tenanted for a modest $370 p/w
The granny flat is tenanted for $250 p/w
Rates - $3242 per year

For more info, Call Uri today.
Notice for inspections is essential as both premises are tenanted.

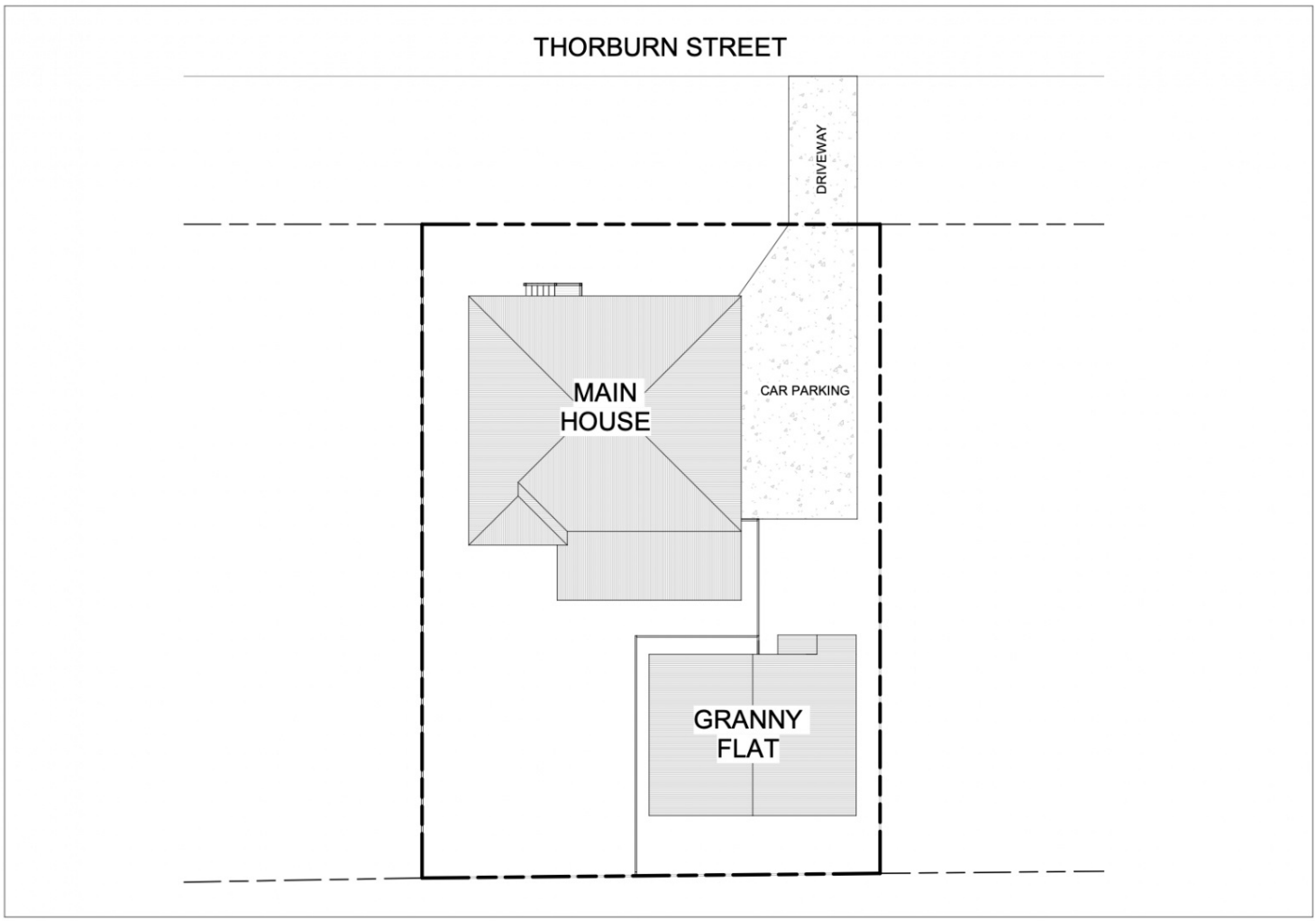
4 BED | 2 BATH | 0 CAR

PRICE:
$590,000

OPEN FOR INSPECTION:
N/A



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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.

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