



FOR SALE

LOW MAINTENANCE HOME CLOSE TO TOWN

Nimbin's local award-winning agent, Uri Ross, proudly presents 29 Basil Road, Nimbin. This low maintenance, ready-to-move-in property is only minutes to the village of Nimbin and sits on a little over 1.5 acres.

The tidy home features 3 bedrooms, 1 bathroom with a separate toilet near the laundry, and an open living, dining, and kitchen area. The kitchen is equipped with a gas stove and oven with air-conditioning installed in the living area. Both the kitchen and bathroom have been updated, making the home even more "move-in ready."

The neutral tones and open plan living throughout compliment the large 4.5m x 10m covered timber deck running along the rear of the house. There is also a new off grid solar system in place, allowing you to enjoy power outages, it boasts a 5.3kw intake, a 13.5kw TESLA battery with a 5kw Sunny Boy inverter.

Outside, you will find low-maintenance gardens and lawns, with Lilly Pilly trees adding to your privacy. There are a number of fruit-bearing trees, including Guava, Persimmon & Orange. There is a large 10.5m x 7.5m shed and an additional rainwater tank.

There are already 2 driveways to the property and a separate title could be created (STCA).

Finally, the property is only minutes to Nimbin village and is connected to all town services - Mains power, septic, town water, Internet and NBN, and satellite TV.

Rates - \$1809 PA

Call Uri today for more information

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

3 BED | 1 BATH | 4 CAR

PRICE:
\$780,000

OPEN FOR INSPECTION:
N/A



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