LOT 20/4 BLUE KNOB RD, NIMBIN, NSW, 2480









SOLD

1.37 ACRES ON THE VILLAGE FRINGE WITH CREEK FRONTAGE!

Nimbins local award wining agent, Uri Ross, proudly presents 20/4 Blue Knob Road, Nimbin. Situated on the northern fringe of town is this new stunning development "Fairview Estate" which has a minimal lot size of 2500sqm, and to confirm this is the largest lot on the development of 5540sqm with creek frontage.

The lot is tucked away as a battle-ax on a small caul de sac, looking over rolling farmland and up to the Nightcap Range. At the rear of the block there is a vegetation zone full of native regeneration which finishes up with Mulgum Creek frontage.
This is one of three lots that has creek frontage, such a unique and rare opportunity. The land is flood free, which is easily understood in person, only a small portion of the rear boundary will be effected though you are not allowed to build in this area.

Mains electricity and town sewerage are provided. Water will be caught from your roofline and your own water tanks will provide you with household water. You save approx $350 per year on town water connection fee + if you ever do run out of water, a full tank is roughly $250 delivered.

The land can never be sub divided though you are allowed to have dual occupancy, a house & granny flat or a single home. Providing you a range of options for your next project.

The Nimbin Candle Factory & Bush Theatre Cafe is a two minute walk at most. And there is a concrete footpath all the way into the village.

Do not miss your opportunity, give Uri a call today.

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.

0 BED | 0 BATH | 0 CAR

PRICE:
$363,000

OPEN FOR INSPECTION:
N/A



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