



**SOLD**

## INVESTMENT OPPORTUNITY

Nimbin's local award-winning agent, Uri Ross, proudly presents 13 Thorburn Street, Nimbin. A great investment opportunity with a current weekly return of \$850 p/w

This 3 bedroom 60's home is situated on an approx—575sqm block with an additional modern granny flat at the rear of the property with its own access. The house has a completely fenced yard, creating separation and privacy from the granny flat. The granny flat is currently tenanted @ \$325 p/w & the house is rented for \$525p/w.

The weatherboard home features VJ paneling and floor boards which give it great character. The bathroom has been renovated in the past 2 years and a basic kitchen is installed and offers a peaceful outlook over the neighbourhood. The home is fitted with an electric hot water system, 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.

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.

Addition information:

Rates - \$3589 per year including water, garbage & sewerage fees

A minimum of 48 hours notice for inspections is essential as both premises are leased.

For more info, Call Uri today.

**4 BED | 2 BATH | 0 CAR**

**PRICE:**  
\$730,000

**OPEN FOR INSPECTION:**  
N/A



**Uri Ross**  
**0423280278**  
uri.ross@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



MAIN HOUSE



GRANNY FLAT

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.

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.