



SOLD

MISTY VALLEY VIEWS

Uri Ross Property proudly presents 13 Falls Road, Nimbin. A private and peaceful property just 1.1km from the centre of town. Set on approximately 5.38 acres, this three-bedroom home sits on a concrete slab and offers southern views of the Nimbin Valley, with the potential to open up even more expansive vistas to The Nightcap Ranges with some tree clearing.

Built in the 1960s, the home blends character and practicality, featuring hardwood timber floors, split-system air conditioning, and a \$15,000 wood heater that doubles as a stove and can heat water if connected. The open-plan living area flows into a kitchen finished with striking red cedar accents. Adjacent to the living space is a sunroom/craft room, which offers a versatile area ideal for entertaining, creating art, or simply relaxing. The bathroom has been tastefully renovated, offering a deep bathtub, a separate shower with grab rails, and a separate toilet – ideal for elderly residents or those with mobility challenges. The bedrooms are well-positioned, with the main bedroom offering direct access to the verandah, perfect for stepping out and enjoying the peaceful surroundings.

Seasonal comfort is at the heart of this home. During summer, the shaded back patio is the ideal spot to unwind and stay cool, while in winter, the front porch becomes a haven for soaking up the warmth of the winter sun.

35m from the house, you'll find a hardwood shed, previously used as a studio by the owner's son. With underground mains power connected, this space enjoys some of the best views on the property and offers great potential for further customization.

The land around the home is level and easy to maintain, while the sloping land can be maintained by tractor or a quality zero turn mower. With the removal of sally wattles and camphor laurels, you could unlock breathtaking long-range views to the Nightcap Range. The property also features established fruit trees, a thriving vegetable garden, and tranquil valley views.

The owner has adjusted the price due to commitments elsewhere and is motivated to sell. With some minor improvements, this property has all the potential to become your dream home.

- Dual Occupancy (STCA) or shed site is very possible
- Wheelchair friendly home
- The property is connected to mains water + mains power + a solar system + solar hot water

3 BED | 1 BATH | 2 CAR

PRICE:
\$765,000

OPEN FOR INSPECTION:
N/A



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13 Falls Road, Nimbin

Disclaimer: For illustrative purpose only Floor plan measurements, size, and scale are approximate we take no responsibility for omission and errors.

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PROPERTY

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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.