



**SOLD**

## PRIVATE ARCHITECTURALLY DESIGNED HOME - UNDER CONTRACT

Uri Ross Property proudly presents 7/78 Cecil Street, Nimbin. The well built home is architecturally designed, it consists of 3 bedrooms, 2 bathrooms + a semi contained art studio.

Park in the carport and be greeted by a Tuscan style entrance and courtyard. The entrance features stained glass panels designed which spills through to the warm airy open plan living area & generous deck. A great place to entertain or relax. . The recently renovated kitchen overlooks the yard with the living area adjacent, the open plan area features a wood heater, ceiling fans, high ceilings with lots of natural light.

The main bedroom is private down a long hall way where this plenty of storage space. It has an air conditioning, easy access to the bathroom and a walk through robe. The second bedroom features an ensuite, air conditioning, bamboo floors and verandah access. The third bedroom is the largest of them all and has beautiful timber floors, rear access to the courtyard and bifold doors so if you have the need, can extend the open plan area.

The bathrooms have a double composting systems, showers and basins will flow into the grey water tank. The home is clad in freshly oiled Western Red cedar and colourbond with a termite barrier system to ensure the long term health of the structure.

The studio was built in 1998 and has been recently painted, plastered and features polished hardwood floors. It is connected to power and has a wet area in that does not have final plumbing.

The garden gets sunshine all day in winter as house is north facing, its also provides privacy from Neighbours and has a selection of fruit-bearing trees, built up vegetable beds as well as lawn space.

Other features:

- 2 x 5,000G concrete tanks, with stortz fittings.
- Greywater system was updated in 2016 and is fully approved by Council
- Solarhart hot water service installed in 2016 with electric booster
- NBN is connected to the home.
- Rates and Neighbourhood Association levies total approx. \$2744/annum

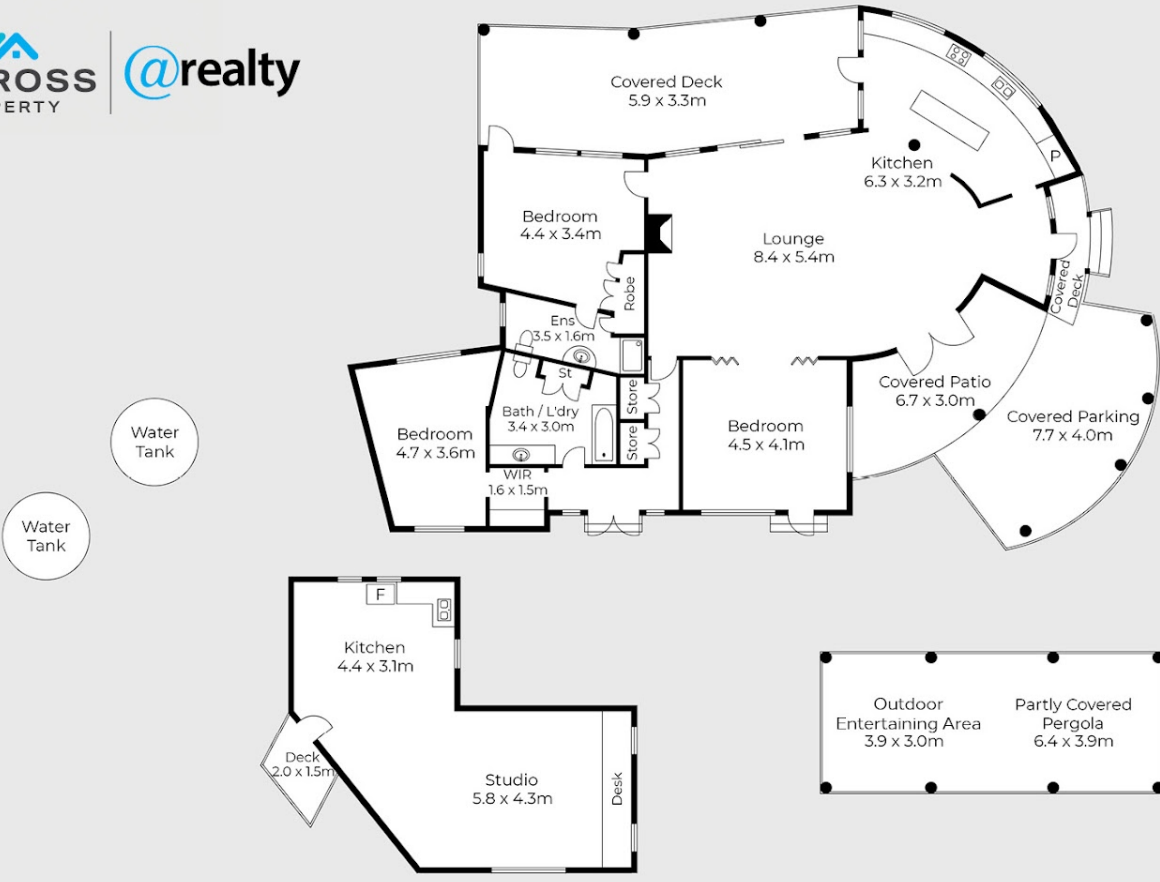
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$825,000

**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.