



FOR SALE

SOLD BY URI ROSS & SUNDAI HARRISON

Uri Ross Property proudly presents 3/78 Cecil Street Nimbin. This 2 BDR home is located approx 1500m from the Nimbin Village and is a part of the well known Jarlanbah Neighbourhood. An establishment which is very similar to Strata Title, so if finance is required this is a very simple process.

The mudbrick home is extremely neat & tidy. The owner has carried out a vast amount of renovations and maintenance in very recent times making the transition very easy for the new owner to come and enjoy. The open plan living boasts high ceilings, a wood heater, tall windows, oiled camphalorel bench tops & rammed earth floor which is in fact a thermal mass eco friendly feature as the winter sun heats the floor through the tall windows, in summer, the sun does not come through the windows, a great design!

Upstairs there are 2 bedrooms separated by the walk way. Both bedrooms have a northerly aspect & the eastern bedroom has a robe. The design between the two bedrooms is known as an atrium which helps with airflow.

The house is connected to mains power (limited to 20Amps, Air con friendly!), solar hot water with electric back up, 2 x 5,000 G water tanks, and both council approved compost toilet & grey water system.

There are several fruit & nut trees such as citrus, pecans, mangoes, mulberry & banana. There is small dam on the property with a caravan under a roofline which is not habitable though a great space for garden tool storage.

Jarlanbah is well established, there is also a community garden you can be involved with, a hall that can be used for fuctions & meetings + next door to Jarlanbah is Djanbung Gardens, where the lady who created Jarlanbah lives and holds permaculture classes!

- Rates & internal fees approx \$2725
- Pets are allowed though must not stray
- Termite barrier system in place with a 3 year warranty
- No approval process with buying/selling
- 30km from Lismore
- 77km from Byron Bay

2 BED | 1 BATH | 1 CAR

PRICE:
\$595,000 - \$625,000

OPEN FOR INSPECTION:
N/A



Uri Ross
0423280278
uri.ross@atrealty.com.au
www.atrealty.com.au

