



## FOR SALE

### CONTEMPORARY HINTERLAND LIVING WITH ELEVATED OUTLOOK

Uri Ross Property proudly presents 7 Rockview Court, Nimbin. A rare opportunity for modern build living in Nimbin, this thoughtfully designed residence offers contemporary comfort, quality finishes and an elevated outlook over the surrounding hinterland, all within a peaceful cul-de-sac setting.

Completed almost three years ago, the home features spacious open-plan living that flows effortlessly to an expansive entertainer's deck oriented to the North, capturing the magnificent views to the surrounding National Parks and Ranges. The perfect space to entertain and soak up the winter sun.

The interior has been carefully considered, with polished floorboards, built-in storage and a combination of split system heating and cooling, together with a cozy open fireplace to ensure year-round comfort and ambience. The kitchen is functional and well-appointed. Broadband connectivity is established, supporting both everyday living and work-from-home arrangements. Accommodation comprises two bedrooms and one bathroom upstairs with a one bedroom self-contained studio downstairs with a wet-bar, ensuite, large walk in closet and a separate paved patio area. Parking consists of a two car car-port at the front entrance and a space next to the downstairs studio. The property is partly fenced and has been planted out with a mix of exotics and natives to create more privacy now and into the future with well established boundaries and garden areas. Outdoor space is thoughtfully landscaped to maximise the blocks use and includes a quality cement driveway with easy turn around area and a good sized garden shed close to the gardens.

7 Rockview is a standout offering --- an exciting and modern residence that combines quality construction and an enviable outlook, capturing the essence and beauty of Nimbin, all walking distance to town.

Council Rates - \$3252 per annum

Call Uri today on 0423 280 278 to arrange an inspection!

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no

3 BED | 2 BATH | 2 CAR

PRICE:  
\$980,000

OPEN FOR INSPECTION:  
N/A



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Floor 1



Floor 2



3  2 

Floor 1: 25m<sup>2</sup>

Floor 2: 82m<sup>2</sup>

Excluding deck, patio and porch areas



## 7 Rockview Court, Nimbin

Floor plan disclaimer: Acre Media Group floor plans including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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.

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