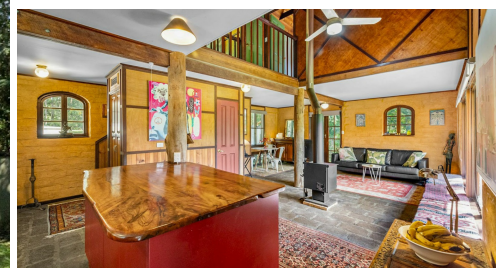


3/78 CECIL STREET, NIMBIN, NSW, 2480



FOR SALE

SOLAR PASSIVE MUDBRICK HOME ON 2000SQM – WALK TO NIMBIN

Nimbin's local award-winning agent proudly presents 3/78 Cecil Street, Nimbin. This solar passive home is situated only a few minutes' drive from the heart of the Nimbin village and is within walking distance too, being only 1.5km from the Post Office. This Permaculture community has been established since 1994 and most allotments have a generous 2000sqm or more. The home itself was passed by council in 2014 though was built over a number of years.

All properties on Jarlanbah enjoy the benefits of company title (very similar to strata title) which means finance is available and there are no issues with buying or selling at any time.

The home has a neat rustic design, being constructed of mud brick, rammed earth tiles and lots of great timber features.

The house is well designed facing North with high windows to catch the winter sun on the rammed earth tiles which hold the heat in winter and is cool in summer as the sun does not shine in the house in those warmer months.

The structure has steep-pitched roofs with dormer windows capturing views to the Nightcap Range from both the 2 bedrooms which are on the second story up a curved stair. Between the bedrooms is an atrium, which is great for airflow all year round.

The kitchen has great camphor laurel bench-tops that were harvested onsite and plenty of cupboards. A combustion fireplace is central to the living area. A newly renovated bathroom adds a modern touch to this rustic charmer.

The house is equipped with underground mains power, 2 x 22,000 litre concrete water tanks, a Puretec water filtration system, electric and solar hot water, composting toilet, an anaerobic grey water system and NBN Internet connected.

The yard has been designed with 2 full-width swales which ensure water retention in the soil in dry times. A small dam makes the centrepiece of the yard and surrounding it you can find multiple fruit trees such as mango, mandarins, bananas, mulberry, a chestnut tree & two pecans. An included caravan makes an ideal workshop.

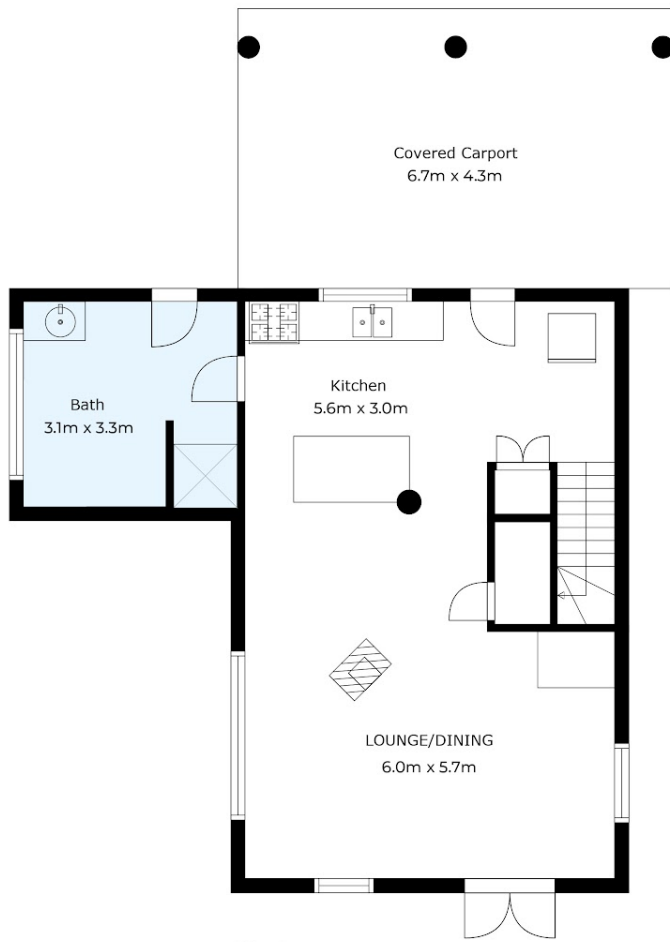
2 BED | 1 BATH | 1 CAR

PRICE:
\$695,000

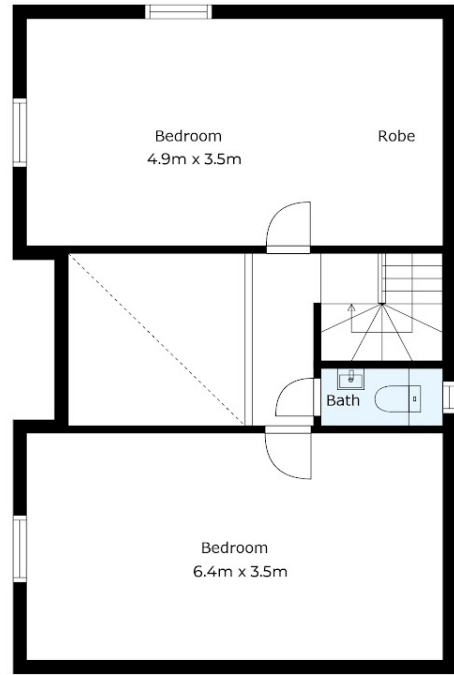
OPEN FOR INSPECTION:
N/A



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Floor 1



Floor 2



3/78 Cecil Street, Nimbin

This Floor Plan 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.