



FOR SALE

MODERN VILLAGE LIVING — SPACE, STYLE & SERIOUS CONVENIENCE

Uri Ross Property is proud to present 2/37 Alternative Way, Nimbin. Forget the usual compromise between downsizing and having enough room to live comfortably. This modern half-duplex constructed in 2019 delivers the best of both worlds — stylish, low-maintenance living on a 599sqm block in one of Nimbin's sought-after neighbourhoods.

Light, bright and contemporary, the home centres around an impressive open-plan kitchen, dining and living area, with high ceilings, excellent natural light and a practical kitchen with breakfast bar. Split system air conditioning provides you climate control all year round. Glass doors open to a covered deck, creating an easy connection between indoor and outdoor living.

Both bedrooms are privately positioned and thoughtfully appointed with walk-in robes, their own ensuites and ceiling fans while a separate laundry with toilet adds further convenience. The bedrooms are comfortably carpeted, contrasting with easy-care tiled living areas.

Outside, the backyard is intentionally manageable, with an established shade tree providing a lovely focal point and a covered entertaining area for morning coffee or relaxed afternoons.

The secure single garage provides valuable parking and storage.

Best of all, Nimbin's cafés, shops, services and village amenities are all within easy walking distance.

Ideal for down-sizers, investors or anyone wanting a modern home without the maintenance burden.

Come and see why this one stands apart — contact Uri today on 0423 280 278 to arrange your inspection!

Council Rates: \$2678 p/annum

Digital Furniture has been added to photos

2 BED | 2 BATH | 1 CAR

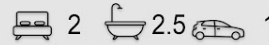
PRICE:
\$649,000

OPEN FOR INSPECTION:
N/A

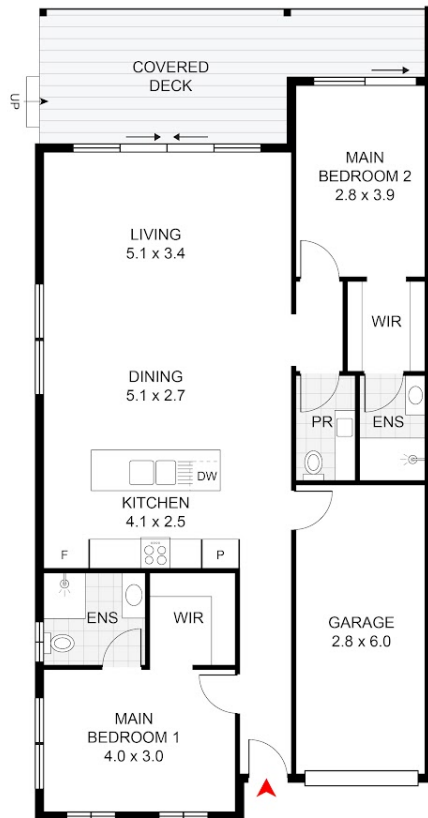


Uri Ross
0423280278
uri.ross@atrealty.com.au
www.atrealty.com.au

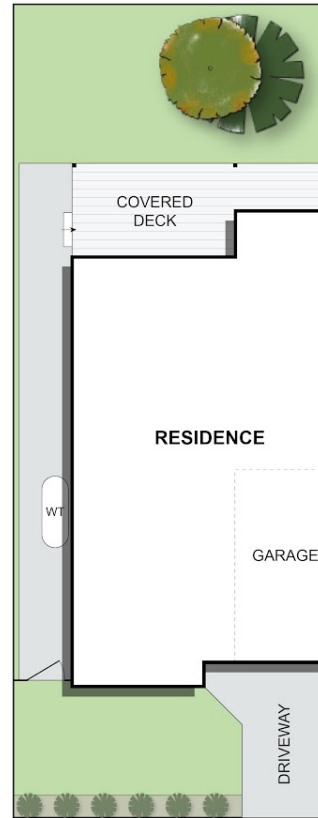
2/37 Alternative Way, Nimbin



APPROXIMATE AREAS
INTERNAL: 109m²
EXTERNAL: 18m²



RESIDENCE : 109m²
(INCLUDES GARAGE)



SITE PLAN ALTERNATIVE WAY
(NOT TO SCALE)

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.