42 BASIL ROAD, NIMBIN, NSW, 2480









FOR SALE

PRIVATE, CHARACTER-FILLED LIVING JUST MINUTES FROM NIMBIN

Uri Ross Property is proud to present 42 Basil Road, Nimbin. Tucked away on a quiet dead-end road and surrounded by established greenery, this property delivers the privacy, character and space that make Northern Rivers living so appealing.

Set on approximately 1.23 acres of Large Lot Residential zoned land, this council-approved timber home is full of warmth and individuality. Freshly painted and beautifully presented, its rich timber features, soaring ceilings and striking stained-glass windows create a welcoming home with a personality all its own.

At the heart of the home, the open-plan kitchen, living and dining area provides a relaxed space for everyday living and entertaining. Accommodation includes three bedrooms, with the private loft-style upper level offering a fantastic retreat, while the light-filled main bedroom enjoys peaceful garden outlooks. The bathroom can be accessed via the main bedroom or hallway. Reduce power bills with already installed solar.

Outdoor living is a standout. The generous covered entertainer's deck provides the perfect setting for long lunches and relaxed afternoons, while the entry porch, sunny sitting area with lovely lawn adjacent and covered rear patio offer even more places to enjoy the leafy surrounds. Birdlife, wallabies and more native species are a daily experience at this property. There is a large range of fruit trees:
Mango trees
Citrus trees (lemon and orange)
Lychee tree
Mulberry tree
Cumquat tree
Paw Paw
Banana
Dragon Fruit

The established grounds feature veggie gardens, a garden watering system, three water tanks (81,000L in total + mains water available), multiple small sheds and an old cubby house, with

3 BED | 1 BATH | 2 CAR

PRICE:
$890,000

OPEN FOR INSPECTION:
N/A



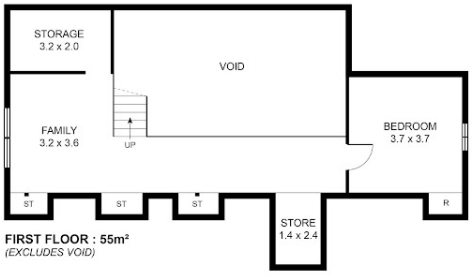
Uri Ross
0423280278
uri.ross@atrealty.com.au
www.atrealty.com.au

Floor Plan Disclaimer : Media Drive (MD) floor plans / site plans are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries.Media Drive property marketing services / 0413979054 / Photography, Floor plans, Video, Aerial photography / www.mediadrive.com.au

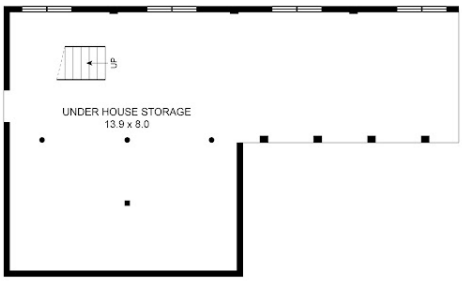
42 Basil Road, Nimbin

3 1 2

APPROXIMATE AREAS
INTERNAL: 260m²
EXTERNAL:110m²



FIRST FLOOR : 55m²
(EXCLUDES VOID)



LOWER GROUND FLOOR : 86m²



GROUND FLOOR : 119m²



SITE PLAN
(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.

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