

**11 Stewarts Way, Nimbin, NSW 2480**



**Residential Land For Sale**

Wednesday, 3 January 2024

11 Stewarts Way, Nimbin, NSW 2480

Area: 2500 m2

Type: Residential Land



Uri Ross

0423280278

**\$388,000**

Nimbins local award winning agent, Uri Ross, proudly presents 11 Stewarts Way, Nimbin. A generous 2500sqm lot, with a flat and building pad and gently sloping land. Enjoy the soaring northerly views over the Nightcap Range & Border Ranges. Fairview Estate is Nimbins newest development and should be a very appealing neighbourhood. Town power & sewerage is provided to all lots. The minimum lot size is 2500sqm, 6m set backs are in place so your closest neighbour will be 12m away. Water will be caught from your roofline and your own water tanks will provide you with household water. You save approx \$350 per year on town water connection fee + if you ever do run out of water, a full tank is roughly \$250 delivered. The land can never be sub divided though you are allowed to have dual occupancy, a house & granny flat or a single home. Providing you a range of options for your next project. 200m away enjoy the benefits of the tasty Bush Theatre Cafe & the old Nimbin Candle Factory. A favourite spot for many. For more information, give me a call.