

# 82 Cullen Street, Nimbin, NSW 2480



## House For Sale

Wednesday, 24 April 2024

82 Cullen Street, Nimbin, NSW 2480

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1208 m2**

**Type: House**



John Wilcox  
0266891498



Samara Burcher  
0429806288

**\$595,000**

How cute is this!! Located in the sought-after main street of Nimbin Village right on the edge of the Commercial Precinct and the first in a row of small cottages, this original 2 bedroom, 1 bathroom, 1 sleepout home is packed full of potential. It is on a huge 1208m<sup>2</sup> level block, and whilst the dwelling's footprint is not huge, it has been built with typical features of its 1930's era - not ornate but of solid hardwoods, a lovely 'curb appeal', cleverly positioned to face the most desirable aspect (angled on the block to face North) and positioned to maximise available space for gardens and yard. Moreover, this is the only home in the row which has driveway access off the main street. It can house 3 x parked cars beside the home on a wide cement-track driveway, and one more vehicle securely parked in the lock up garage at the end of the driveway. This is a flood free property with walking access behind the home for the children to attend the nearby K-12 School. Packed with potential and options, this is a perfect home for a senior who wishes to walk to all amenities with ease, and spend their leisure time gardening. Equally it is a perfect starter-home for a family given the ability to extend the dwelling on the oversized block. And for the investor, this is the perfect opportunity to utilize its commercial potential given that the zoning is both Village residential and Village Development. The home has undergone some renovations in recent times but could do with some TLC and some design flair. A lick of paint and some carefully chosen artwork and furniture would give new life to the move-in-ready cottage. For those wishing to value-add, the single homeowner could alter the the layout to make the already open-plan kitchen/lounge/dining even larger, or for the family an additional room at the rear of the building would be a practical and inexpensive option. The position/location is perfect! And even the shed has scope for a conversion to a granny-flat given it is already serviced. With a lovely street presence, a beautiful flowering specimen tree to give shade to your front yard, and large glass sections on both the front sunroom and across the back of the dwelling, there's a lovely balance between privacy from the street and views out over all of the grounds making this cottage a sweet but practical little home. Call John Wilcox today on 0428 200 288 or Samara Burcher on 0429 80 288 for your private inspection.