

**13 Falls Road, Nimbin, NSW 2480**



**House For Sale**

Wednesday, 19 June 2024

13 Falls Road, Nimbin, NSW 2480

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2 m2**

**Type: House**



Uri Ross

0423280278

**\$955,000**

Uri Ross Property proudly 13 Falls Road, Nimbin. A three bedroom home built on a slab just 1100m from the centre of town sitting on approximately 5.38 acres of land. The home was built in the 1960's and features hardwood timber floors, a \$15k wood heater that you can cook on (and heat hot water if connected), split system air conditioning, open plan living and a kitchen with a view down the valley. The bathroom has been renovated, and the three bedrooms sit simultaneously with the main having sliding door access onto the verandah. A short stroll down the hill you will find the shed that is used as a studio by the owner's son which has arguably the best views on the property. The structure has been built with thick hardwood and just needs finishing. Mains power is connected underground. The land around the house is nearly flat and easy to maintain. The remaining acreage has a slope to it but not steep enough for tractors and has been recently slashed. With some vegetation removal there would be some cracking views to the Nightcap Range. There are fruit trees and a thriving veggie garden. The property is connected to mains water + mains power + a solar system + solar hot water. For more information give Uri a call today.