

33 Nimbin Street, The Channon, NSW, 2480



House For Sale

Tuesday, 15 October 2024

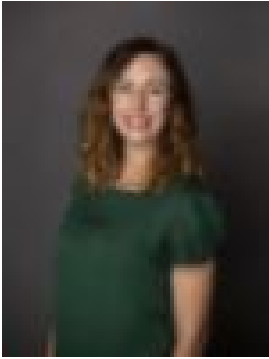
33 Nimbin Street, The Channon, NSW, 2480

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Samara Burcher
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Family Fun and a Fabulous Village Lifestyle

A regretful sale indeed, but the vendor says it's time to downsize! This lovely family-sized village property surrounded by nature has been a lovingly maintained and much treasured family home and it shows. Set on the edge of the sought after hinterland village of The Channon, this peaceful property is located perfectly for you to walk to all the amenities of The Channon community whilst being only a short drive to the University City of Lismore, the tourist destinations of Nimbin or Protestors Falls, or the beautiful beaches of the Far North Coast.

The solid rendered brick residence is a stones-throw from Coronation Park (for the Channon Craft Markets or Pony Club) and swimming holes in Terania Creek and being at the end of a quiet street has a 180 degree outlook to lawns, rainforest trees and beautifully maintained paddocks. With a small permanent creek in the adjoining forest there's lots for the kids to explore! The current owner has for many years not only enjoyed a large 833m² for the family to use but has leased the adjoining Crown Land. This is an available option for the new owner.

The home itself is a two-storey residence with a spacious open plan kitchen & pantry/dining/living upstairs with space & plumbing available for a dishwasher, 4 bedrooms all with built-ins (2 up and 2 down) and 2 bathrooms. Dual living here would be an option given the large and practical floorplan and extensive verandah spaces on 2 sides of the home. The current owner is utilizing the large lock-up-garage space as a fifth bedroom / rumpus room. With plumbing already in place, this space lends itself to many uses from a future self-contained guest space or teenagers retreat to an entertainment room. Because the owner has kept the garage door intact, the new owners could also revert to using it as a garage or workshop. The vehicles are still well-catered for with an additional attached single carport and paved parking spaces at the front of the home.

With a lovely 'curb-appeal', this solid late '70's home sits aesthetically in the landscape. The gardens and landscaping reflect the home's natural surroundings, and the whitewash render complements perfectly the colourful gardens, greenery and warm patinas. Inside the beautifully presented home the warmth and natural patinas continue and like so many homes of its era there is an emphasis on light and space.

Not only is this a warm family home, but it also comes with the perfect 'play' area for the kids in all weather by way of a huge outdoor undercover entertaining area at the rear. It then extends out to a large and inviting backyard full of fruit, vegetable gardens, bushfoods and native trees and beyond that the leased paddocks were used as an extension of all manner of family fun from backyard cricket to nature walks.

A very much-loved abode, this perfectly located residence has provided fun for the whole family. Not only is it surrounded by nature and so close to Coronation Park / Markets, it is within walking distance to the General store (with laundrette, post office, fuel and Liquor), swimming holes, Primary school, Preschool, Tavern, tennis court, and the Public Hall. For the teenagers, the High school bus stops 100 m away and for the driver you are within a lovely short drive of National Park walks, Protestors Falls, the Macadamia Factory. It's a 20-minute drive to Lismore for work or groceries, or Nimbin for tourist activities, and you're just over an hour from Gold Coast Airport.

Rather than I describe every room of the home, take a look at the gallery of photos and imagine the serenity of waking up to birdsong & wildlife living on the edge of the forest. Equally take advantage of urban amenities by experiencing life and the community vibe of this wonderful village (even have a stall at the markets?). You can have it all!

Phone John Wilcox on 0428 200 288 or Samara Burcher on 0429 806 288 for your private inspection.

Consider also the following features:

Original late '70's features throughout

Air Conditioning

3x3m Garden Shed

Back Outdoor Entertaining Area + Wide Relaxing Upper Front Verandah

Rumpus Room or Drive-in garage

Solar Hot Water

Solar Panels

Study

Crim-safe security screens on windows and doors

Security cameras

Generous storage throughout