



## Deceased Estate – Auction Guide \$745K – \$795K

Auction 23rd Sept 10am. Guide \$745K – \$795K



**Tara Torkkola**

Sales Manager | Sales  
0423 519 698

Set amongst tropical palms on a large 1501m<sup>2</sup> block, this spacious brick and tile home has one boundary along the very end of a quiet cul-de-sac, and a long side boundary to the riverside reserve. This home will appeal to both investors and owner occupiers – it's like living on a rural block with all of the space, existing infrastructure and serenity of the rural lifestyle, yet right in town! Step outside to where the fun begins with a solar heated inground salt water swimming pool and spa – you can look up from the spa to Mt Chincogan.

Between the house and the pool is a large undercover area that's perfect for entertaining and relaxing with family and friends, with an outdoor fireplace for those cooler nights. The home handyman/car enthusiast in the family who needs sheds, workshops, garages and storage will be in their element with a freestanding oversized double garage, with its own toilet, PLUS a huge 13m x 6m colourbond shed with 3m clearance. Ideal for those who run their own business at home or those moving in from a farm who don't want to downsize their garage collection!

Features inside the home include an open plan kitchen, dining and living area, reverse cycle air-conditioning and ceiling fans. There is solar power on the roof. The kitchen is functional with a gas cooktop, electric oven and dishwasher and is conveniently positioned overlooking the vast backyard with established low-maintenance gardens. The large master bedroom has a walk-in wardrobe, and an ensuite with a double shower. The other bedrooms have built in robes and the main bathroom has a spa bath.

This desirable location on the river reserve is only a short stroll to the Farmers Markets and the sportsfields. Mullum's buzzing town centre and schools are just minutes away, as are the stunning beaches of Brunswick Heads and Byron Bay.

This property will be sold, and we look forward to meeting you at our next



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The value of trust

**21 Cudgerie Court, Mullumbimby NSW 2482**

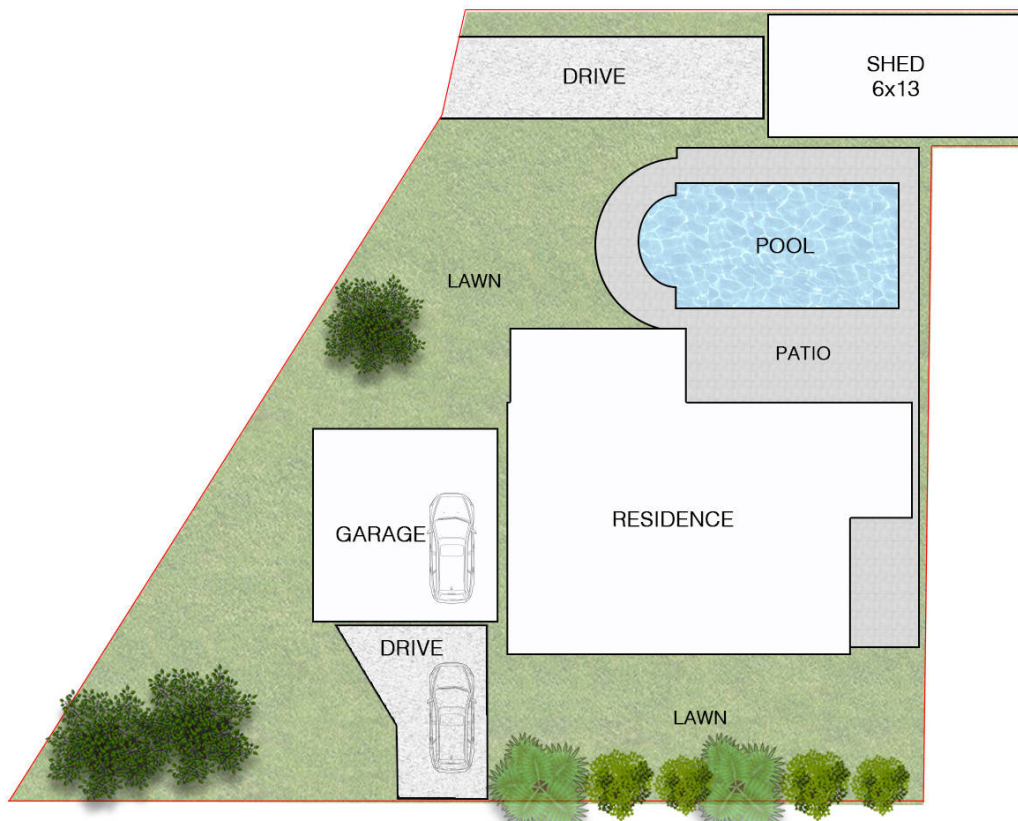
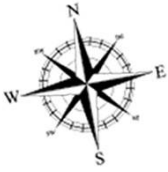
House: 3 beds 2 baths

open home.

Council Rates – \$2624.03 per year



# 21 Cudgerie Court





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House: 3 beds 2 baths

