

3433m2 land R2 Residential Zoning with Timber Cottage

\$1.2M - \$1.32M

With stunning views of Mount Chincogan, walk to buzzing Mullumbimby town this gorgeous three-bedroom timber cottage has so much potential in terms of zoning and position. Set on 3433m2, the property offers ample opportunities for future development with valuable R2 residential zoning to sub divide, build further homes, and/or build your dream home with the space and privacy of being on almost an acre of land. Multi-generational versatile development options, or secure your future by enjoying the land around you now but have instilled value for your future development (STCA).

Circa 1950s the charming property commands an elevated position on the plot, taking full advantage of the exceptional northerly views towards Mount Chincogan. The property borders Chinbible Creek, providing plenty of space of a rural setting in town for outbuildings/sheds and development. The seamless living room, dining room and kitchen spaces are bright and welcoming, with windows on three sides of the house.

*Please note

- Information Memorandum Available upon request
- Town Planning Report Available upon request. Potential options for Torrens title sub-division, strata sub-division, Multi Dwelling Housing, Dual Occupancy (STCA)
- Concept plans available for further development potential and designs.
- House connected to town water
- Property currently on septic, with s68 in council to connect site to sewer. (STCA)

Features:

Wood-burning fireplace
North-facing and south-facing decks allows the living space to extend outdoors.



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Kitchen is modern and well-equipped

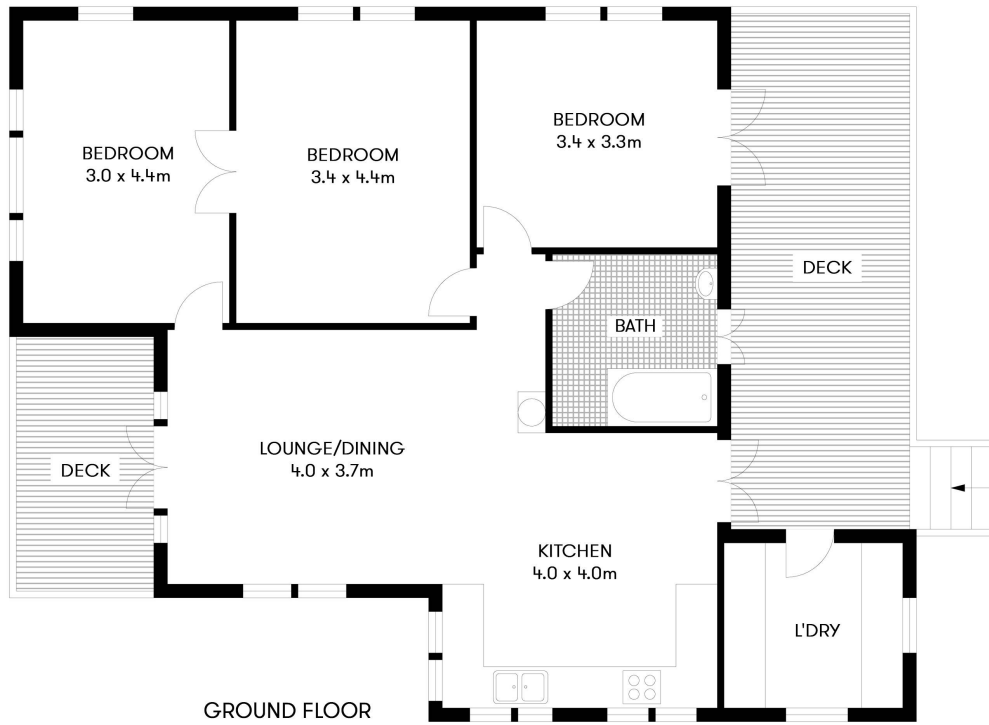
Three bedrooms are all generously sized and have fantastic views

One of the bedrooms has direct access to the largest of the two decks

Bathroom is bright and charming with a claw-foot bathtub and stone basin

Minutes to the famous Mullumbimby Farmers Market, as well as its shops, restaurants and amenities. Brunswick Heads world class beaches approx. 10 minutes away, and Byron Bay approx. 20 minutes' drive.

If you're looking for a place to invest in this highly desirable location then look no further. Call now to arrange an inspection.



MULLUMBIMBY

4/28 Coolamon Scenic Drive



3 1 2

Internal: 89m²

Excludes all external structures
Eg: decks, patios, verandahs etc

