



## Charming Renovated Home in the Heart of Mullumbimby

Price Guide \$1.5M

This gorgeous home is located on a 920m2 block with rear lane access in a fantastic, central location in Mullumbimby. The character filled three-bedroom, plus study, two bathroom home is turn-key ready, you can move in with nothing to do.

The interior style is classic and charming, featuring decorative cornice and wooden flooring throughout. The kitchen is modern and features a quality gas stove and dishwasher. A pass-through window between the kitchen and dining room allows for greater connection between these spaces.

The beautiful, air-conditioned lounge room is spacious with an abundance of light passing through from the adjoining sunroom.

The main bedroom suite is large and bright, with expansive north facing windows. Adjoining this room is an extra retreat which can be used as a home office, nursery or could be converted to a walk-in robe which leads to the ensuite. French doors connect this bedroom to the outdoor living area.

Bedrooms two and three are double rooms, with built-in wardrobes and fans (air-conditioning in bed two). The main bathroom is modern with feature tiles and quality finishes.

The generous, covered back veranda overlooks the large, private back garden which is an absolute haven. With rear lane access, level turf and established gardens, it's perfect for the younger members of the family and plenty of room to create your own market garden or add a pool (STCA). A shed at the bottom of the garden provides storage space for outdoor equipment and gardening tools.

The land size and two street access offers an opportunity to subdivide, develop or add a granny flat (STCA).



**Su Reynolds**

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### Amenities

Study

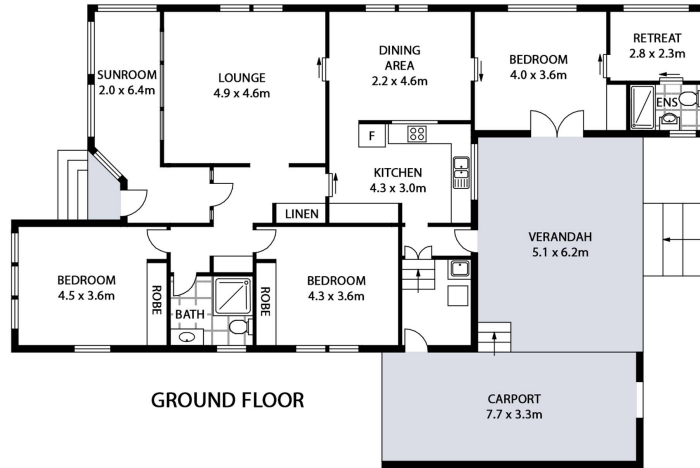
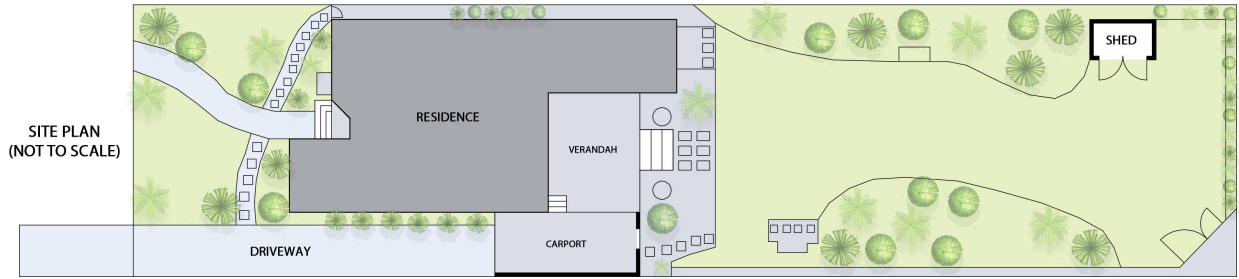


Internal access through the laundry leads to the large carport offering additional storage or work space.

The property's location is perfectly positioned to walk and explore the popular shops, restaurants and cafes in town. Mullumbimby is also a gateway to the stunning hinterland of the Northern Rivers, with Goonengerry National Park and the Whian Whian State Conservation Area less than an hour away. Here you can enjoy a number of picturesque walking trails, lookouts and waterfalls. If you want to visit the coast it's only ten minutes to Brunswick Heads and less than twenty to Byron Bay.

If you're looking for a turn-key ready, low maintenance home or investment opportunity in a great location then look no further. Call now to arrange an inspection.

Council Rates: \$3,263.00 pa



114 STUART STREET, MULLUMBIMBY

INTERNAL: 147m<sup>2</sup> | EXTERNAL: 59m<sup>2</sup>

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Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only – all figured dimensions approximate – do not scale – no liability accepted

