

Frequently Asked Questions

4 Gray Street, Tumbulgum

McGrath

REASON FOR SELLING	Relocating
TOTAL AREA	208 sqm
YEAR BUILT	Circa 1970's
DATE OF PURCHASE	2021
OWNER OCCUPIED/TENNANTED	Vacant
CURRENT RENT	\$775 per week (approx)
COOKTOP	Electric induction
HOT WATER SYSTEM	Solar hot water
SOLAR	12 kW
AIR CONDITIONING	Mitsubishi split in living room + ceiling fans throughout
INTERNET	NBN available
COUNCIL RATES	\$3,147 per annum (approximately)
IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK	No
SECURITY AND ALARM SYSTEM	Security screens
BUILDING AND PEST AVAILABLE	No
SCHOOL CATCHMENT	Tumbulgum Public School - 0.4km away Murwillumbah High School - 9.4km away
ADDITIONAL INFORMATION	See below

Additional Information or works completed:

Upgrades and Improvements (2022–2024):

- Outdoor & Exterior
 - Front deck and lower deck updated
 - Outdoor shower installed
 - New landscaping throughout
 - Paved front driveway
 - New electric garage door
 - Solar system installed (2021)
- Interior Renovations
 - Floors professionally sanded and stained
 - New curtains installed
 - Freshly painted throughout (professionally done)
 - All internal walls replaced/new
 - New downlights and ceiling fans
 - Wall-mounted unit added
 - New air-conditioning unit (installed 2024, approx. 1 year old)
- Kitchen & Bathroom
 - Brand new kitchen with appliances (April 2022)
 - Brand new bathroom (completed 2024)
- Bedrooms
 - Built-in wardrobe added in first bedroom