

Frequently Asked Questions

9 Bawden Street, Tumbulgum

REASON FOR SELLING	Relocating
LAND SIZE	860m2
YEAR BUILT	1920
DATE OF PURCHASE	June 2023
OWNER OCCUPIED/TENANTED	Owner occupied
COOKTOP	Westinghouse electric
SOLAR ENERGY	15kW solar generation system with 3 separate elevated inverters
HOT WATER SYSTEM	Electric, located in upstairs storeroom
AIR CONDITIONING	1x split system in the kitchen area
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	169cm H x 96cm W x 60cm D, not plumbed for water
INTERNET	NBN
ZONING	Village
COUNCIL RATES	\$3021.75 per annum or \$58.11 per week
INSURANCE	\$7,907.04 for \$152.06 per week (Allianz)
POOL	Magnesium/saltwater
SCHOOL CATCHMENT	Tumbulgum Public School - 0.27km Terranora Public School - 4.92km Condong Public School - 5.06km
RENTAL ESTIMATE	\$1,100 to \$1,200 per week
INCLUSIONS	Pool equipment, fans, pendant lights, aircon, electric car charger, dishwasher
RENOVATIONS/ADDITIONAL INFORMATION	<ul style="list-style-type: none">• Replaced garden beds• Laundry cupboard renovation• Paint throughout

Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. * Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.