

# Frequently Asked Questions

## 140 Riverside Drive, Tumbulgum

REASON FOR SELLING	Relocating
LAND SIZE	620sqm
YEAR BUILT	1996 DA Approved for Historic - erection of a dwelling house
DATE OF PURCHASE	October 2007
OWNER OCCUPIED/TENANTED	Owner Occupied
COOKTOP	Gas cooktop
SOLAR ENERGY	10kW Solar System
HOT WATER SYSTEM	Electric. Replaced in 2018.
AIR CONDITIONING	Air con in the main living area, downstairs, and 2 x kids bedrooms
FRIDGE CAVITY MEASUREMENTS AND PLUMBING	960 x 1000, double width, plumbed for water supply
INTERNET	nbn@ network via Fixed Wireless technology
ZONING	Residential
DA APPLICATIONS	K98/0420 - Application (Historic) - application for craft gallery & coffee bar D97/0268 - Application (Historic) - establishment of a bed and breakfast
DID FLOOD WATER COME THROUGH THE PROPERTY	During the highest flood in 2022, the residence did not flood upstairs, water level peaked 1m below top level, and receded after 24hours.
COUNCIL RATES	\$788.50 per quarter
WATER RATES	\$170 per quarter
BUILDING AND PEST AVAILABLE	Yes, please refer to additional information to access
SCHOOL CATCHMENT	Tumbulgum Public School (K-6) Murwillumbah High School (7-12)
RENTAL ESTIMATE	\$1000 - \$1050 per week
TERMITE BARRIER	Installed as per standards when property was built
DISTANCE TO BEACH, SCHOOLS & SHOPS	11 min drive to Kingscliff Beach 7 min drive to M1 on ramp 12 min drive Sunnyside Mall Shopping Mall 17 min drive to Gold Coast Airport 4 min walk to Tumbulgum Public School 15 min drive to Murwillumbah High School

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.