

Frequently Asked Questions

3 Government Road, Tumbulgum

McGrath

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| REASON FOR SELLING | Moving to be closer to family |
| TOTAL AREA | 428 sqm |
| YEAR BUILT | 1950 |
| DATE OF PURCHASE | January 2020 |
| OWNER OCCUPIED/TENANTED | Owner Occupied |
| KITCHEN | Westinghouse Gas cooktop Westinghouse Dishwasher |
| HOT WATER SYSTEM | Gas - located left hand side of house near trampoline |
| AIR CONDITIONING | Split system Kelvinator in living room |
| INTERNET | NBN ready |
| COUNCIL RATES | \$3,021 per annum (approximately) |
| BUILDING AND PEST AVAILABLE | No |
| SCHOOL CATCHMENT | Tumbulgum Public School - 0.4km away Murwillumbah High School - 9.4km away |
| RENTAL ESTIMATE | \$850 - \$900 per week (approximately) |
| IS THERE ANYTHING IN THE PROPERTY THAT DOES NOT WORK | No |
| ADDITIONAL INFORMATION | 2022 flooding - Water peaked 1 foot below the first floor (no water came into the property) |
| ADDITIONAL FEATURES | <ul style="list-style-type: none"> • DA approval in place to convert the reading room into an ensuite • Ideally located next to the park • Spacious area beneath the house—ideal for a home gym • A perfect home for the modern family |