

# Frequently Asked Questions

12-14 Irving Street, Tumbulgum

REASON FOR SELLING	Selling investment
TOTAL AREA	930 sqm
YEAR BUILT	1970
DATE OF PURCHASE	September 2016
OWNER OCCUPIED/TENANTED	Tenanted
LEASE EXPIRY DATE	24/08/2026
CURRENT RENT	\$810 per week
KITCHEN	Electric oven and cooktop
SOLAR	Yes - 5.7kw
HOT WATER SYSTEM	Gas hot water
AIR CONDITIONING	2 x split systems (located in main living area and main bedroom)
INTERNET	NBN (available to connect)
COUNCIL RATES	TBA
UPDATED RENTAL ESTIMATE	\$1,000 - \$1,100 per week
SCHOOL CATCHMENT	Tumbulgum Public School - 0.4km away Murwillumbah High School - 9.4km away
ADDITIONAL WORKS & INFORMATION	New kitchen completed in 2022 Stylishly updated bathroom (2021) Electric garage with remote access Property held across two titles Versatile downstairs area with practical flexibility Peaceful, family-friendly village with a close-knit community feel Easy walking distance to the river, café, school, and local amenities