

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

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.