

36 Brushbox Drive, Mullumbimby Creek

Frequently Asked Questions

What is the price guide?	\$1,700,000 - \$1,850,000
Bed Bath Car	3 Bedroom 3 Bath 2 Car
Method of sale	Private Treaty
What is the land size?	6,025 m ²
What is the internal and external size?	139 m ² internal 97 m ² external
Why are the owners selling?	Downsizing
Is the furniture included?	No
When was the property built/renovated?	Renovated 2019
When was the property purchased?	2001
What is the zoning?	R5 - Large Lot Residential
What is the aspect of the property?	East - West
Is the property tenanted/Owner occupied?	Owner Occupier
What is the permanent rental estimate?	\$1,100 - \$1,200 per week approx.
What are the Council rates?	\$2,304 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Reed Bed Septic
What type of hot water system? Location?	Solar Hot Water System
Is a solar system installed? What does it operate? Size?	Yes - 1.5 kw
Is the cooktop gas, electric or induction?	Gas
Type of internet connection?	High Speed Fiber to the property
Is there air conditioning?	Main House: 8 kw spilt system Studio: 6.3 kw split system
Is there a security system?	No
Is there a Building & Pest inspection Report?	Pest Report Yes
Is there anything that is not council approved?	No
Is there a termite treatment system?	Yes, last treatment in March 2025
Has the property ever been flooded?	No

Special Features :

- Wildlife with Kangaroos & Birdlife
- Spring Fed Dam
- Town Water
- Outdoor Shower
- Fire Pit

McGrath

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