

2a Gordon Street, Mullumbimby

Frequently Asked Questions

What is the price guide?	\$1,700,000 - \$1,800,000
Bed Bath Car	3 Bed 2 Bath 2 Car
Method of sale	Private Treaty
What is the land size?	752.5 m ²
What is the internal and external size?	165 m ² internal 46m ² external
Why are the owners selling?	Relocating Rurally
Is the furniture included?	No
When was the property built?	1967
When was the property purchased?	December 2019
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	East-West with North facing kitchen & living
Permanent rental estimate?	\$1000 - \$1100 per week approx.
Is the property tenanted/Owner occupied?	Owner Occupied
What are the Council rates?	\$3664 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewered or septic?	Sewered
What type of hot water system? Location?	Electric - Located in Garage
Is a solar system installed? What does it operate? Size?	Yes - 7.7KW
Is the cooktop gas, electric or induction?	SMEG Electric Oven and Induction Cooktop
Is there a pool? What type? Size & depth?	No
Type of internet connection?	Fibre - 500mb download 50mb upload
Is there air conditioning?	Yes in lounge room, Fans in rooms
Is there a shed?	Yes two bay shed 60m2
Is there a Building & Pest inspection Report?	No
Is there anything that is not council approved?	No
Is there a termite treatment system?	Termite and pest inspections are completed annually
Has the property ever been flooded?	No not the house, only shed, gardens & garage

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ADDITIONAL FEATURES

Following the 2022 floods, the front yard was installed with a new drainage system to handle heavy downpours and consistent rain

Shed newly painted Sep 2025

Roof newly pressure washed and painted, with new valleys and pointing Oct 2025

Western driveway at the front of the house can accommodate 2 cars at the front and the northside driveway can accommodate 3 cars, along with 1 car in the garage and another in the carport.

Northside driveway great spot to park a caravan and/or boat

Property has previously had an Airbnb listing, earning up to \$2,000/wk in peak periods.

Cool sea breezes from the Brunswick River valley

Only one neighbour connecting boundary

North & east facing living, with a view onto Heritage Park, 180 degrees views of trees, birdlife

Beautiful native nature walk (Arboretum) is across the road

Corner block with two street frontages with front access from Gordon St and back access from Mill St along with rear/side lane access

- A brand new ensuite bathroom with skylight and walk-in wardrobe
- A modern kitchen with pantry and fixed appliances
- Updated plumbing and electrical throughout
- Renovated main bathroom combined with laundry
- Structural modifications including wall openings, new windows, raised beams, and widened doorways to create an open-plan kitchen and dining area with skylight
- New wraparound back deck with hardwood flooring, beams, and a flyover roof
- Fresh paint throughout
- Ceiling fans installed in every room
- Plantation shutters fitted to all west-facing rooms
- New windows and doors on the eastern side and in the kitchen
- Fully fenced backyard — ideal for children and pets
- Two newly constructed driveways

McGrath

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