

# 47A New City Road, Mullumbimby

## Frequently Asked Questions

What is the price guide?	\$1,400,000 - \$1,540,000
Bed   Bath   Car	5 Bed   4 Bath   2 Car
Method of sale	Auction
When is the auction?	30 April at 12:00pm
What is the land size?	605sqm
Why are the owners selling?	Relocating
When was the property purchased?	2008
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	E
Permanent rental estimate?	\$1,260 per week approx
Is the property tenanted/Owner occupied?	Tenanted
When does the current lease expire?	8 August 2026
What are the Council rates?	\$3,641 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
Is the cooktop gas, electric or induction?	Gas
Is there air conditioning?	Yes, split reverse cycle
Is there a Building & Pest inspection Report?	Yes, available upon request
Has the property ever been flooded?	No
Is there anything that is not council approved?	No