

**SOLD**

## COTTAGE CHARM - WITH LOCATION LOCATION!!!

Here is something unique to see, we have a virtual tour just waiting for you. This unique cottage 3 bedroom 1 bathroom has all the charm and more.

### KEY FEATURES:

- 3 Extra large bedrooms
- Separate formal living
- Country kitchen/meals area
- Timber flooring
- Covered front & rear decks
- side access to the rear yard and garage/shed

### EXTRAS:

- French doors
- Leadlight on some of the windows
- Fretwork around doorways
- Solar electricity

### DETAILS:

- Rates \$649 per quarter
- Water \$45 per quarter
- Electricity \$145 per quarter (for this owner)
- Market rent \$500 per week
- Insurance cover for @250k includes flood \$1200 pa

### LOCATION:

This home is across the road from the Soccer club and a 2 min (850m) drive to the hospital, 1 min (400m) to Mt Saint Patrick, 1 minute to Tafe everything is at your back doorstep. Therefore you still have the benefit of enjoying this beautiful cottage with shops, pubs, cafes, shops, primary school & boat ramp at a moment's notice.

Northbound (30) minutes will see you at Tweed again offering major shopping, schools, and

3 BED | 1 BATH | 2 CAR

PRICE:  
\$460,000

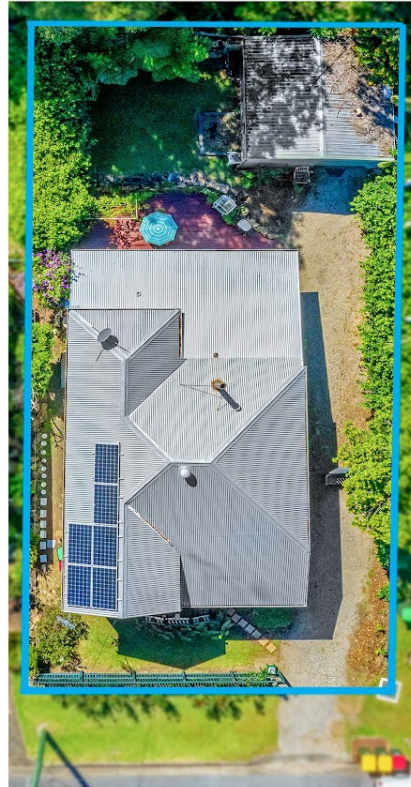
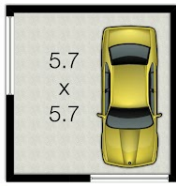
OPEN FOR INSPECTION:  
N/A



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# 5 Rous Street, Murwillumbah

Approximate Floor House Area 130 sqm Garage 31 sqm Total 270sqm  
Total Land Area 478.35 sqm



All information contained herein is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature are given and any interested parties should rely upon their own enquires.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.