

# 14 CONDONG STREET MURWILLUMBAH



## FOR SALE

### UNDER CONTRACT

You will definitely feel the "good vibes" upon entering this eclectic home in the heart of Murwillumbah.

- Dual living / Investment opportunity in the heart of Murwillumbah... 300mtrs to town central Would make a perfect airbnb...live upstairs / rent downstairs
  - Upstairs = 1 Bed / 1 bath / Kitchen / Laundry / Open plan living
  - Downstairs = 1-2 bed / 1 bath / kitchennette / laundry / Open plan living....separate entries to both
  - Rental appraisal 500-550 / per week for each
  - NBN Connected / 8.4KW Solar (1 year old) / 5yr old roof and gutters / 2 year old aircons and solar HW heat pump / Freshly painted inside and out in last few months
  - Park across the road with tennis courts / netball / skate park / gym equip
- Come and live in the bustling arts and foodie central town of Murwillumbah in the Northern Rivers where everything is walking distance or reap the rental rewards from this dual living gem. Disclosure re flooding: 2017 Flood event saw 30cm through bottom floor. 2022 Flood event saw 130cm through bottom floor. Current contents & building with flood insurance is approx. \$3500 pannum

Call Paul 0448 191 351

AGENT DECLARES INTEREST.

#### DISCLAIMER

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you and has been provided to Northern Rivers Property Group / @realty by third parties. This Information should not be relied upon alone and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.

2 BED | 2 BATH | 0 CAR

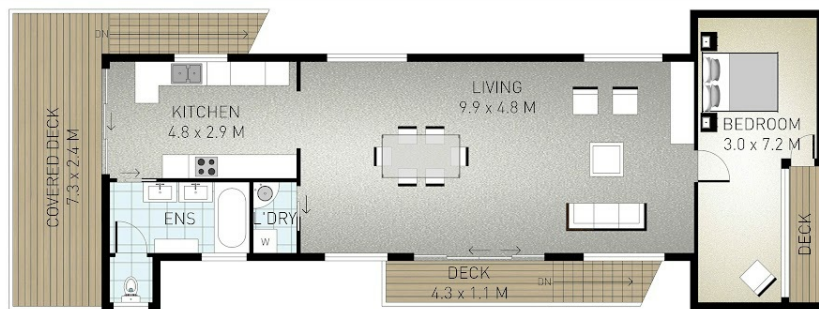
PRICE:  
\$750,000

OPEN FOR INSPECTION:  
N/A



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# 14 Condong Street, Murwillumbah



Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Internal: 175 m<sup>2</sup> | External: 55 m<sup>2</sup> | Total: 230 m<sup>2</sup>

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.