

11 GARDEN AVENUE, MULLUMBIMBY, NSW, 2482



**SOLD**

## FAMILY FRIENDLY HOME IN A GREAT LOCATION

Centrally located in a quiet neighbourly street, within walking distance to the Sportsfields and the famous Mullumbimby Farmers Market, this well loved and well maintained original home is ready for a new owner.

A brick and tile construction, the home is spacious inside with a fully fenced backyard.

It's kid safe, dog proof, has potential for a pool, veggie gardens or backyard games.

Enter into the lounge which flows through into the rear entertaining area. The open plan kitchen, dining and family room also opens onto the insect proof enclosed verandah. This is a great feature of the house, offering multiple options.

Three good size bedrooms with built-ins, ensuite off the master bedroom and the main bathroom with bath and separate shower.

Fans and air-conditioning throughout the home making it comfortable over summer and winter.

The larger than single garage also has a double carport on entry.

You can move in and start enjoying the laid back lifestyle Mullum has to offer, or you can design and plan to renovate down the track. This property offers potential!

Downtown Mullumbimby is within walking distance ( a healthy walk away ), a bike ride is easy and the car would take a couple of minutes.

The beaches of Brunswick Heads and New Brighton are less than 15 minutes to the north and Byron Bay is approximately 20 minutes to the south.

Flood free, easy living.

Rates \$3480 pa

Land size 678m<sup>2</sup>

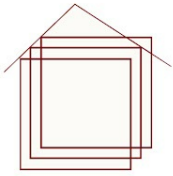
**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
**\$907,500**

**OPEN FOR INSPECTION:**  
**N/A**



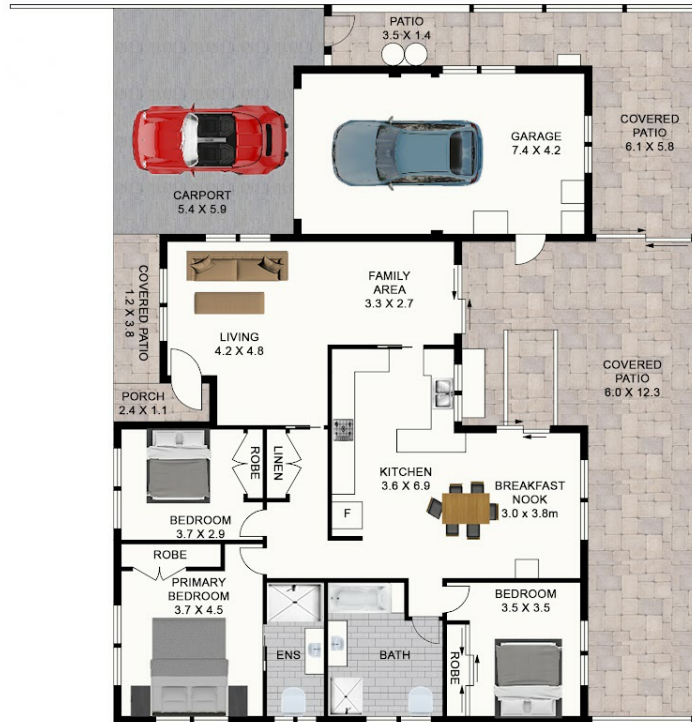
**Ruth Russell**  
**0402855929**  
ruthrussell@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



RRR

RUTH RUSSELL REALTY

11 Garden Ave



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

BED: 3 BATH: 2 CAR: 2



INTERIOR FLOOR: 124m<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.