



313 Clothiers Creek Road, NUNDERI, NSW 2484

Coastal Convenience, Country Freedom

Positioned within the tightly held Nunderi and Clothiers Creek locality, this is an increasingly rare opportunity to secure acreage living where coast and country come together. Set on approximately 7,689sqm, the property enjoys a peaceful rural setting just 10 minutes from the golden sands of Cabarita Beach and moments from the heart of Murwillumbah.

Spend your mornings walking along the beach, your afternoons exploring the Northern Rivers Rail Trail, and your evenings enjoying the privacy and tranquillity of your own acreage retreat. Cabarita Beach has become one of the Northern Rivers' most sought-after coastal destinations, renowned for its pristine beaches, relaxed village atmosphere, exceptional dining and stunning headland walks, while nearby Murwillumbah offers a thriving café and arts scene, heritage streetscapes, farmers markets and easy access to the wider Tweed Valley.

Move-in ready and full of opportunity, the solid three-bedroom home provides immediate comfort while offering exceptional scope to further enhance and add value over time. New carpet, an updated vanity, a new 900mm induction cooktop and oven, and multiple living spaces create a comfortable environment to enjoy from day one, while the generous surrounds allow endless possibilities for future improvements, additional shedding, landscaping or creating your dream lifestyle property.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 71P0115

SALE DETAILS

Guide \$1,200,000

CONTACT DETAILS

Tweed Valley & Coolangatta

1/36-42 Main Street & 3/70 Griffith Street
Murwillumbah & Coolangatta, NSW/QLD
02 5602 2950

Kristie Hoffman

0427 328 764

Approximately 1,000sqm of usable land surrounds the home, with the balance of the property comprising established trees and natural bushland that provide privacy, abundant birdlife and a genuine connection to nature. Whether you are searching for your first acreage, a peaceful lifestyle change or an investment into one of the Tweed Valley's most tightly held locations, this property presents an exciting opportunity to secure your place in a region that continues to attract buyers from across Australia.

Features of the property include:

- Three bedrooms including the master with walk-in robe
- Two-way bathroom with new vanity and separate toilet
- Two separate living areas including living/dining and family room
- New 900mm Euromaid induction cooktop and oven
- Breakfast bar kitchen with excellent natural light
- Separate laundry
- New carpet throughout the bedrooms and living areas
- New gutters
- Storage shed/garage with additional space for equipment or hobbies
- Solar hot water, septic system and town water connection
- Approximately 7,689sqm of land with established natural surrounds
- Approximately 1,000sqm of usable land surrounding the home
- Move-in ready with scope to further improve and add value
- Peaceful bushland setting with abundant birdlife and privacy

Conveniently located approximately 8 minutes to Murwillumbah CBD, 10 minutes to Cabarita Beach, 25 minutes to Gold Coast Airport and within easy reach of the Northern Rivers Rail Trail, this is a rare opportunity to secure acreage living in one of the Tweed Valley's most tightly held lifestyle locations.

Kristie Hoffman 0427328764 ~ Proudly representing the sale of this property.

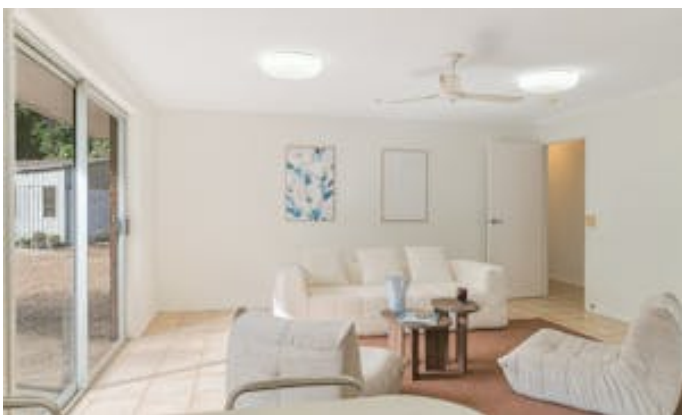
Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. Elders Tweed Valley and its staff will not be held responsible for any act or omission arising from the accuracy of such material.

We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

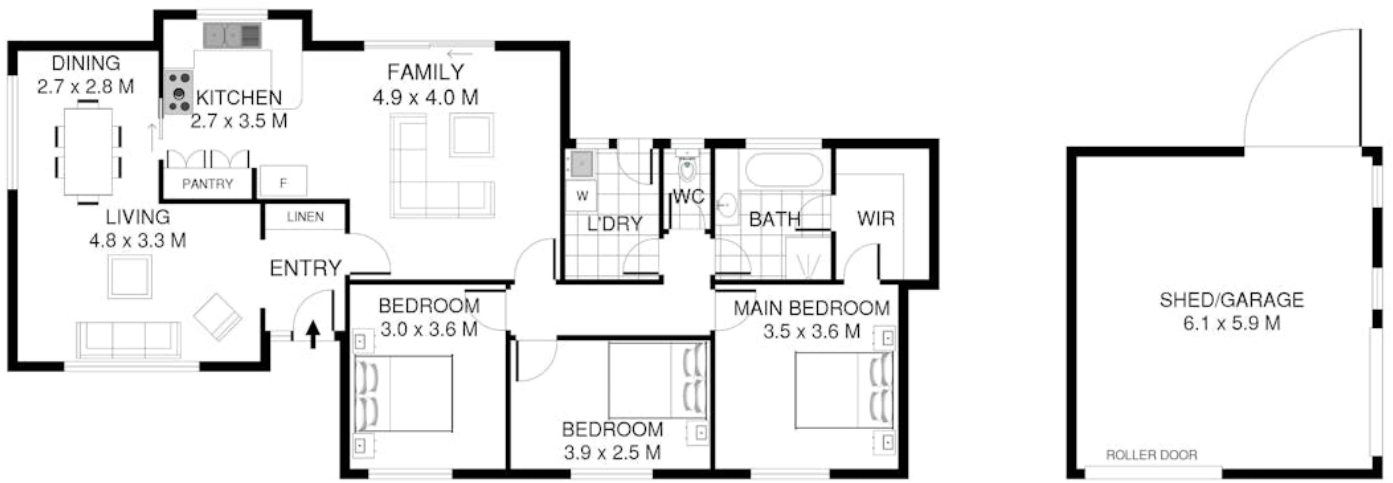
Other features: Area Views

- Land Area 7,689.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









Scale in metres. 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 : 128 SQ.M.
SHED/GARAGE : 36 SQ.M.

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