



59 Ewing Street, MURWILLUMBAH, NSW 2484

Hospital Hill Opportunity

Located in one of Murwillumbah's best streets within the much sought-after Hospital Hill precinct is this four-bedroom home capturing commanding 180-degree rural views over cane fields through to Springbrook, The Cougals, and Border Ranges.

Set down from the street for added privacy, the property also features its own access road and an idyllic north-facing aspect. Meticulously maintained by the current owners of thirteen years, enjoy quality fixtures and the added convenience of only a 500m stroll to Murwillumbah's CBD, Downstairs, the home continues to impress with a spacious rumpus room, 4th bedroom, and a second bathroom, offering flexibility - guest accommodation, teenager's retreat, home office or dual living potential.

Features of the property include:

- Three bedrooms on the upper level, two with adjoining rooms, ideal for walk-in robes, study's, or potential ensuites
- Large, updated bathroom with separate shower and bath
- Inviting central living area with new A/C unit, combustion heater, and feature fret work

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: 71P1585

SALE DETAILS

Contact Agent

CONTACT DETAILS

Tweed Valley & Coolangatta

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

Kristie Hoffman

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which flows through to the dining space taking in amazing views

- Adjacent sizable kitchen connects to rear sitting deck, ideal for morning coffee or sunset relaxation
- Covered entry deck
- Expansive side covered entertaining deck (28sqm) with stylish ply skillion roof, perfect for alfresco dining
- Character features include 3.2m ceilings, fret work, textured coloured glass windows, French doors, and beautiful hardwood polished timber flooring throughout
- Timber plantation shutters
- The lower level offers flexibility and versatile living with fourth bedroom, second bathroom, spacious multi-purpose area, and spacious outdoor terrace
- Valuable improvements include a highly energy efficient 8.5kw solar panel system newly installed, new fans throughout, 6mm laminated sliding windows and louvres, and Crimsafe
- The rear tiered yard is fully fenced with lock-up shed for storage and adjoining water tank to service the gardens
- Two water tanks with pumps
- Single carport with plenty of street and access lane parking

This truly is a rare opportunity to secure an impressive family home in such a tightly held location, offering lifestyle, views, and convenience all in one. Murwillumbah is a high growth area and is the gateway to The Tweed region's greatest cultural and natural attractions including tropical rainforests, Northern Rivers Rail Trail, and your choice of pristine beaches.

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.

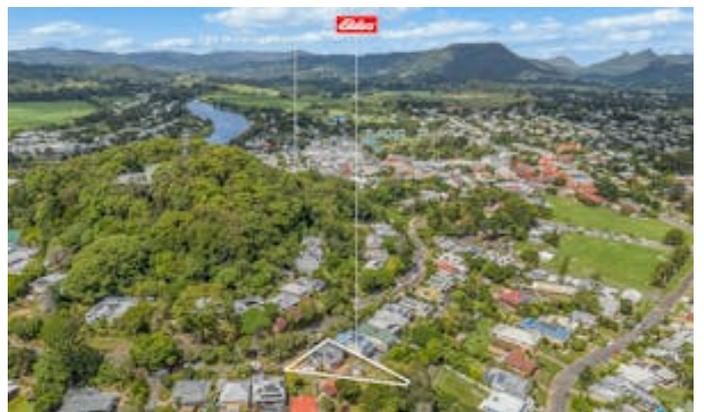
We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Other features: Area Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 561.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single carport
- Floorboards











LOWER LEVEL

UPPER LEVEL



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 : 166 SQ.M.
EXTERNAL : 117 SQ.M.



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