



22 Barnby Street, MURWILLUMBAH, NSW 2484

Elevated Family Living with Versatile Studio & Mountain Views

Set on an elevated block with east-facing mountain views, this private residence is positioned down from the street and presents a warm, inviting ambience. The lower level offers outstanding lifestyle versatility with a substantial studio accessible from both sides of the property, ideal for extended family living, a teenager's retreat, home office or art studio.

Multiple outdoor living areas wrap around the home, embracing the beautiful surrounds while providing the perfect setting for alfresco dining and entertaining. Within walking distance to town and positioned in such a sought-after location, this property offers both convenience and flexibility.

Features of the property include:

- Three bedrooms on the upper level, including a generous master bedroom
- Main bathroom with separate toilet
- Central kitchen featuring Caesarstone benchtops, dishwasher, corner pantry, 900mm gas stove and breakfast bar, with access to the rear verandah

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: 71P1629

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

0427 328 764

- Living and dining area flowing seamlessly through large stacker doors to the spacious outdoor patio, with adjoining front courtyard and shed access that could be converted back to the original garage
- Retaining charming post-war features including hardwood flooring, 2.7m ceilings, ornate cornices and double-hung windows
- Air-conditioning in the living room, with fans and LED lighting throughout
- Lower-level studio complete with an expansive 30m deck, kitchen with dishwasher and gas cooktop, living area, bunk room, bathroom, air-conditioning and fans
- Plenty of off-street parking, including a dedicated bay for a boat or trailer
- Tiered rear yard with fencing

Less than five minutes to Murwillumbah CBD and all amenities, the property is also just 25 minutes to Gold Coast Airport and 20 minutes to the pristine beaches of the Tweed Coast. This is a rare offering to the market in an exceptional location.

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

Disclaimer:

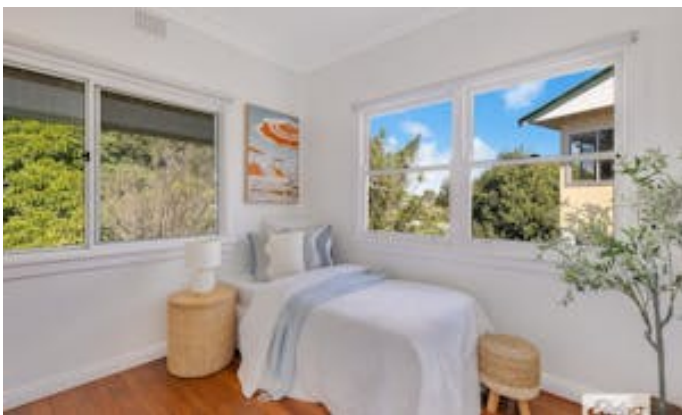
All information contained herein is gathered from sources we believe to be reliable. Elders Tweed Valley and its staff will not be held responsible for any act or omission arising from the accuracy of such material.

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, Kitchenette

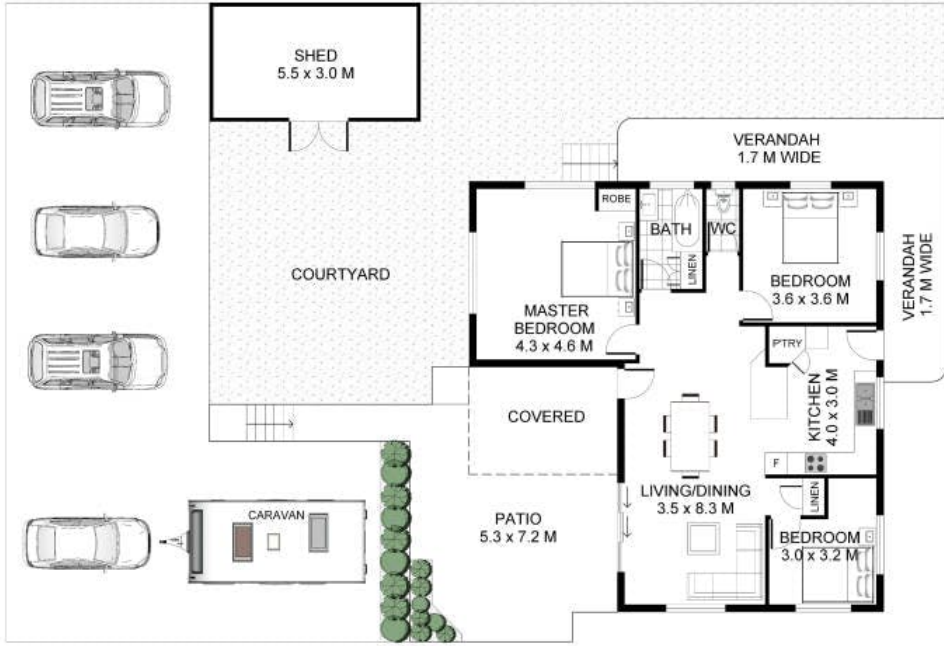
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 1
- Floorboards











UPPER LEVEL



LOWER LEVEL
STUDIO



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 : 167 SQ.M.
EXTERNAL : 95 SQ.M.



22 Barnby Street, Murwillumbah

