



## 49 Brisbane Street, MURWILLUMBAH, NSW 2484

### Down Town Classic Character

This charming dual-level home is found within walking distance to all of Murwillumbah's main attractions including schools, shops, parks and restaurants! Beautifully styled with 50's character the property lends itself to potential dual living (STCA) as the lower level has its own separate access. Additionally, DA approved plans for an extension which includes a new master bedroom with ensuite and walk in robe, a new kitchen which opens up to a covered deck plus more!

The home has retained many of its era specific character features and has a warm and welcoming feel. With polished timber floor boards, bubble glass and timber framed windows vibrant coloured feature walls, classic light fittings, brass fixtures and fittings, this one is easy on the eye!

The lower level consists of a large extra living or rumpus room with a 3m high ceiling and plenty of storage room. The Garage is 12m long, 3.6m wide and 3.8m high and is fitted with front and rear roller doors providing drive through access to the back yard and internal access. All this is set on a spacious green scenic block with a great aspect and plenty of room for outdoor entertaining in the back yard.

### Property features include:

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:** 71P1638

### SALE DETAILS

**\$875,000**

### CONTACT DETAILS

**Tweed Valley & Coolangatta**

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

**Dan Smith**

0415 650 852

- Character features include ornate cornices and ceiling rose, casement windows with textured glass, original timber doors and framing
- Comfortable and spacious living and lounge areas
- Neat & tidy kitchen with timber bench tops, large pantry, dishwasher, easy access shelves
- Rear dining area with scenic views
- Refurbished bathroom with separate W/C
- Fully air conditioned
- 3m high ceilings
- Polished timber floorboards
- Fully fenced front and back yards
- Under 5 mins walk to Murwillumbah CBD and local parks
- 512m2 block. Flat usable yard with second access point from Hartigan Street
- 5kw solar panel system and solar hot water

Proudly representing the sale of this fantastic property. Don't delay and contact Dan Smith 0415 650 852 today! Email - [dan.smith@eldersrealestate.com.au](mailto:dan.smith@eldersrealestate.com.au)

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, High Clearance

- Land Area 512.00 square metres
- Building Area: 208.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Floorboards







andary Indicative Only







# 49 Brisbane St



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: 1 CAR: 2**



**INTERIOR FLOOR: 208m<sup>2</sup>**