







31 Bawden Street, Tumbulgum

Riverside Retreat, Easy Entertainer.

A riverside retreat in the quaint village of Tumbulgum where you can enjoy a peaceful lifestyle. It's also a great entertainer! Your back deck comes with a full outdoor kitchen and overlooks a tranquil resort-style pool area. The perfect home to secure by Summer!

With stunning timber floors throughout, plantation shutters and air-conditioning. The open plan living / kitchen / dining space is spacious and full of natural light. Your modern kitchen features beautiful stone bench tops, electric oven, cooktop & rangehood, dishwasher and custom cabinetry.

Three bedrooms are generous in size and include ceiling fans and built-in wardrobes. Your main bathroom includes a rainwater shower head, bathtub and stone vanity. There is a second bathroom / laundry downstairs.

This is the ultimate kids' backyard with a heated saltwater swimming pool. There is also a basketball area that doubles as a cosy firepit by the pool. At night pool and garden lights illuminate the pool and surrounds.

3 2 4

FOR SALE
$1,050,000 - $1,150,000

VIEW
Sat 31st Oct @ 10:00AM - 10:30AM

AGENTS
Jo Lynch
0424 420 884
jolynch@ljhookersgc.com.au

AGENCY
LJ Hooker Coolangatta | Tweed
(07) 5536 5577

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Plenty of secure parking with a large tandem garage and additional double carport with remote entry. This property would comfortably accommodate 4 vehicles.

The beauty of Tumbulgum is that you are still within 10-15 minutes of anything you could need! From shops to beaches and local favourites the "Tumby Pub" and Husk Distillery.

The details:

- Open plan living upstairs. Modern kitchen with stone bench tops, Smeg oven, cooktop & rangehood, Bosch dishwasher and custom cabinetry
- Split-system aircon in living room
- Timber floors and Plantation shutters throughout
- Three bedrooms all with built-in wardrobes. The master with split-system aircon unit.
- Main bathroom with bathtub, shower with rainwater shower head
- Rear covered timber deck with outdoor kitchen. Includes sink, built-in BBQ, hot plate, bar fridge and outdoor heating and ceiling fan.
- Resort-style saltwater swimming pool, solar heated in cooler months
- Firepit area / basketball hoop by pool
- Covered external area by the pool, perfect for a sauna & gym set-up
- Secure parking options include tandem garage plus double carport.
- Solar electricity

Council Rates - approx. $3.184 per annum
Rental Appraisal - $1,000 - $1,100 per week

Location:
Riverfront - 100 metres
Tumbulgum Tavern, Post Office, Bakery - 300 metres
Murwillambah Town Centre - 10km
Coolangatta - 20km
Tweed Valley Hospital - 13km
Gold Coast International Airport - 20km

Tumbulgum Public Primary School - 300 metres
Murwillambah Primary and High Schools - 20km
Lindisfarne Anglican Grammar High School - 7.3km

To arrange your viewing, please contact LJ Hooker's Jo Lynch on 0424 420 884.

Disclaimer:
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MORE DETAILS

Property ID	ME4HEZ
Property Type	House
Land Area	421 m2
Including	Air Conditioning
	Pool
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Solar Panels











Jo Lynch 0424 420 884
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LJ Hooker
Southern Gold Coast

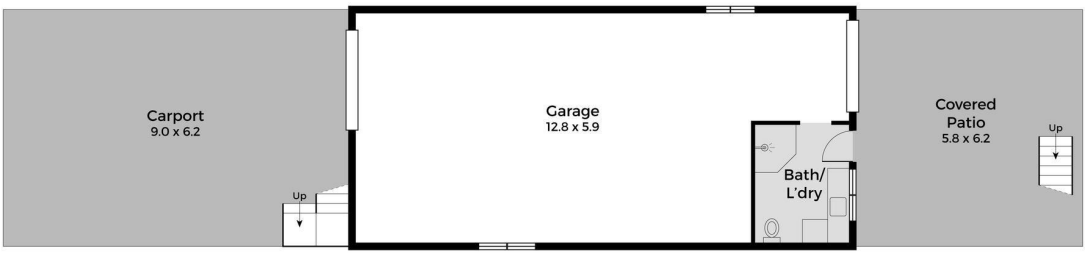
Jo Lynch 0424 420 884

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Tumbulgum

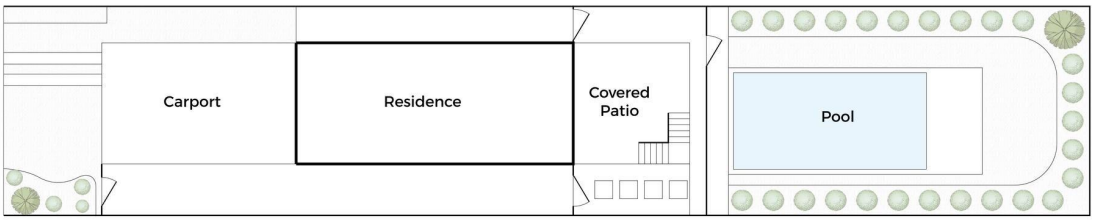
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GROUND FLOOR



LOWER GROUND FLOOR



SITE PLAN

INTERNAL : 96m² I EXTERNAL : 76m² I GARAGE: 67m² I CARPORT: 55m² I TOTAL: 294m²

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