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23 Garden Avenue

Nunderi



Murwillumbah

23 Garden Avenue, Nunderi NSW 2484

Meet the agent

Real Estate is a passion for me.

After many years of running small business and excelling in a retail environment where customer satisfaction is the number one priority, I came to Real Estate after relocating to the Northern Rivers nearly 10 years ago.

My love of the area I describe as "paradise" is coupled with my drive for customer service and a commitment to providing my clients with the best possible real estate advice and on-going communication.

I have extensive experience in all forms of real estate from residential property to small lifestyle acreages and large rural holdings as well as the various forms of rural land sharing communities.

If you are looking for an agent with the drive to succeed and who is customer focused call me for all your real estate needs.

PAUL STOBBIÉ

0448 191 351

paul.stobbie@fnmurwillumbah.com.au

Suburb Profile The Tweed Valley



Identified as being in the top ten of the most desirable places to live in Australia, based on natural beauty, property values, welcoming locals and good infrastructure, the picturesque township of Murwillumbah is located in the centre of the stunning Tweed Valley on the far north coast of New South Wales, just 15 minutes from the pristine beaches of the Tweed Coast, 30 minutes south of the Gold Coast and 40 minutes north of Byron Bay.

Watched over by the awe inspiring majesty of Mt. Warning, and surrounded by 5 World Heritage National Parks, the countryside around The Tweed Valley is a blend of rolling green hills and gently flowing rivers, punctuated with pockets of sugar cane, banana plantations, hobby farms and small village communities.

The valley itself has a lot to offer; From some of the best examples of Art Deco architecture to be found anywhere in the country to the award winning Tweed River Art Gallery. The Tweed Valley has shopping for all manner of merchandise, dining for all tastes and has sporting facilities for all followings.

With a delightful sub-tropical climate and abundant rainfall, you are invited to come and spend time, and discover this little piece of paradise.

Property details

4



2



4



4691 sqm



23 Garden Avenue, Nunderi NSW



What a find?

Set in the prestigious sought after leafy enclave of Nunderi in one of the locations best streets sits this immaculately maintained and superbly presented family home on a manicured and totally useable 1+ acre parcel of land. The home has a lovely flow with 3 bedrooms in one wing, the master with walk-in-robe and ensuite in the other separated by the open plan lounge, dining, kitchen, living area complete with a spacious office area ideal for the new work from home regime. There is a sweeping 3 sided verandah to the front and sides of the home but it is the huge entertainers back deck that will entice the most discerning of hosts where friends and family can relax in total comfort overlooking the spacious back yard suitable for the future pool or to just enjoy some backyard cricket. There is the bonus of a recently restored (2019) roof, gutters and facias which have been repainted on both the home and double garage which also boasts a spare laundry and loads of storage.

There is a huge 3 bay shed / workshop area with power for all the toys for the home handyman. The gardens have been thoughtfully planted with low maintenance in mind.

The bonus Mango, Orange, Pecan and Macca trees complete the picture perfect start to your Northern Rivers tree change where Cabarita beach is just a 14 minute drive and the bustling foodie / arts hub of Murwillumbah just 10 minutes away! If property is about Location Location....you need to come and check this out. Come along to one of our scheduled open homes or book in your private inspection today. It won't last long !

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to First National Real Estate by third parties.

Information should not be relied upon and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.

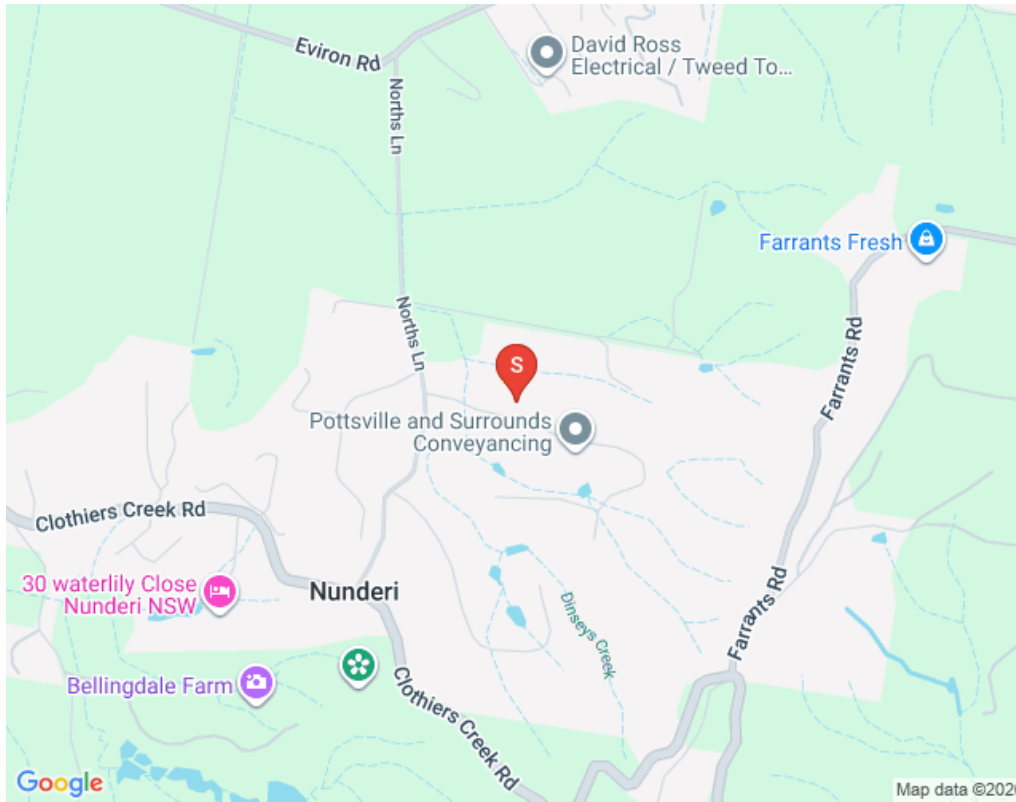


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REAL ESTATE

Murwillumbah

23 Garden Avenue, Nunderi NSW 2484

Google Map - Property Location Map



Purchasing steps

Purchasing Steps

Purchasing residential real estate can be a very exciting process, however it can also be a confusing time for prospective buyers. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the general buying process.

Step 1 - Provide Agent with your full details such as

- The actual purchase price you will be paying for the property
- The method by which you choose to pay the deposit. Eg cheque/bond/bank transfer
- The settlement period that you require or the vendor has stipulated
- The name of your chosen Solicitor or Conveyancer (see below for recommended Conveyancers)
- The name of your bank or financial lending institution
- Any special conditions or requests you have so we can inform the vendor (property owner)

Step 2 - Confirm your time frame available to do any investigations

Find out if the property has a deadline on it, such as an auction or other offers from interested parties

Step 3 - Decide if you are going to obtain a Pest & Building Report

Before you purchase any property it is important that you conduct a Pest & Building Report from a qualified inspector.

*See below for a list of trusted inspectors

Step 4 - Notify your bank of your purchase address and details

A pre-approval of finance from your bank or lending institution should be in place before safely proceeding with your property purchase. Many bank will give pre-approval and then require a valuation for formal approval to be given. Don't be alarmed if your bank or lending institution requests a valuation by a registered property valuer. This is a normal practice and serves as confirmation of the agreed sale price. If you are intending to buy at auction, all the above-mentioned must be in place. Auction day is final. If you turn up to bid and are the highest bidder past the reserve price you are the instant owner awaiting settlement of the property.

Step 5 - Don't forget to include Stamp Duty funds in your final number

Use this Calculator to estimate your Stamp Duty fees

[Calculator Link](#)

Step 6 - Meet with Conveyancer to read through the contract in preparation for signing

Once agreement on price, settlement, conditions etc has been reached with the vendor the sale can proceed. The agent will send your chosen Conveyancer and the vendors Conveyancer a Sales Advice with the agreed upon conditions. Once your Conveyancer has received the Contract for Sale they will read through it and call you to discuss and arrange a time for signing.

In Summary

Preparation is the key. Understanding the steps of sale and having everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and are in need of advice, please feel free to contact myself or any of our team with questions you may have.

We are here to make your property purchase stress free and simple.

List of Professionals

Pest & Building Inspectors

Judd Beale

Coastal Building Reports and Pest

0419 780 902

Danny Burgess

Capital Pest Management

0418 714 359

Michael Murphy

Building INSPEC

0409 134 255

07 5590 5987

buildinginspec@hotmail.com

Conveyancers

Ellis & Baxter

02 6672 8888

elbax@bigpond.com

Kylie Rose & Associates

0429 923 644

kylie@kylieroselaw.com.au

Financials

Stephen Distant Southern Cross Credit Union

Lending

07 5524 2411 0401 036 535

NAB MURWILLUMBAH

Jeanette Annett Banking Advisor

02 6672 9300

Jeanette.M.Annett@nab.com.au

Pool Certification

Tweed Shire Council

Building and Environmental Health Unit
02 6670 2400

Coastal Building Reports

Pool Compliance Inspections

Judd Beale 0419 780 902

<http://coastalbuildingreports.com.au>

Strata Search

Absolute Settlements & Pre Purchase Strata Inspection

07 5536 2929

Ellis & Baxter

02 6672 8888

elbax@bigpond.com

Trades

Electrical

?Uki Electrical George Arronis? 0411 185 811

?

Landscaping & Lawns

Sanderson Lawns & Gardens 0409 039 117

Heath Thomas 0447 214 844

Building & Maintenance

Murbah Home Maintenance 0432 173 291

Mick Gregory Handyman 0407 284 704

Hire A Hubby Dean Geldens 0428 519 817

Plumbing

Murwillumbah District Plumbing Service Pat 0418 767 946

Edwards Plumbing 0410 785 554

Buchanan Plumbing and Gas 0407 119 910