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63 Old Lismore Road, Murwillumbah NSW 2484



63 Old Lismore Road  
Murwillumbah



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## Meet the agent

Helen Flynn, Licensed Real Estate agent, was born and raised in Murwillumbah and is married to Bruce who heads up the Property Management division at First National.

During her extensive real estate career Helen has accumulated a wealth of knowledge and experience in the property industry and has been recognised with numerous sales awards.

Helen's proven sales ability and her desire to provide clients with the very best service has resulted in an extensive repeat and referral business network.

Her reputation is paramount and combined with strong negotiating skills her ultimate goal is to achieve maximum sale price with a minimum of disruption to her clients' busy lives.

Helen is passionate about what she does and it shows in her work.

Helen Flynn

0435 810 254

[helen.flynn@fnmurwillumbah.com.au](mailto:helen.flynn@fnmurwillumbah.com.au)





63 Old Lismore Road, Murwillumbah NSW 2484

## 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.



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## Property details

4



2



2



853.2 sqm



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If you appreciate generous room sizes and a versatile floor plan you will be delighted with this great family home featuring:

Spacious open plan kitchen/lounge/dining area with impressive high vaulted ceilings

Media Room with Bose surround sound

Huge timber entertainment deck with swim spa

Side access for a boat, trailer or camper

Computer nook conveniently located near BR 2,3 & 4

Fully fenced backyard and cubby house provides a secure playing area or ideal vegetable garden cultivation area

Auto double garage and workshop area

Large 853 sq m block

Extras - solar power, Sonos music entertainment system

Walking distance to park, daycare centre & public transport, close to shops and schools.

### 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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## 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

**Ian Anderson Building Consultant**

0409 458 186

02 6676 4272

**Anthony Adams Building and Pest**

0428 531 119

02 6676 4280

**Judd Beale Coastal Building Reports**

0419 780 902

**Mick Gregory Builder**

0407 284 704

**Michael Murphy**

Building INSPEC

?0409 134 255

07 5590 5987

[buildinginspec@hotmail.com](mailto:buildinginspec@hotmail.com)

**Dwell Pest and Building Inspectors**

0424 741 618

[info@dwelbuild.com.au](mailto:info@dwelbuild.com.au)

### Conveyancers

**SL Conveyancing?**

Murwillumbah Office 02 6672 5111

[sl@slconveyancing.com.au](mailto:sl@slconveyancing.com.au)

**Keating Law**

07 5677 0245 0401 381 198

[john@keatinglaw.com.au](mailto:john@keatinglaw.com.au)

**Kylie Rose & Associates**

0429 923 644

[kylie@kyliareselaw.com.au](mailto:kylie@kyliareselaw.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](mailto: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>

**Mick Gregory Pool Certification**

0407 284 704

## Strata Search

**Absolute Settlements & Pre Purchase Strata Inspection**

07 5536 2929

## Trades

**Electrical**

Calamac Electrical 0401 662 162

Larkin Electrical Murwillumbah 02 6672 1737

**Landscaping & Lawns**

Sanderson Lawns & Gardens 0409 039 117

Fitzys Property Clean Up Services 0418 835 809

**Building & Maintenance**

Murbah Home Maintenance 0432 173 291

Mick Gregory Handyman 0407 284 704

Hire A Hubby Dean Geldens 0428 519 817

**Plumbing**

Edwards Plumbing 0410 785 554

Buchanan Plumbing and Gas 0407 119 910

Murwillumbah District Plumbing Service 0418 767 946