first national REAL ESTATE Murwillumbah

**6090 Tweed Valley Way, Burringbar NSW 2483**

# Table of Contents


- 
- Meet the agent
- Suburb Profile
- Property details
- Google Map - Property Location
- Purchasing steps
- List of Professionals

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# 6090 Tweed Valley Way

# Burringbar

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# Meet the agent

I am not another real estate agent..... I am Anne Besgrove.

I am married with a growing family and have lived on the land and owned businesses in the community. I have worked in many customers service industries in our community as well. I am a 4th generation local with a great knowledge of the Tweed Valley.

By my genuine interest and excellent service skills I forge long term relationships with my buyers and sellers. Which is now resulting in repeat and referred business.

I endeavour to address the clients' needs whether they are buying or selling.
• I believe in customer service
• I look after your/ the customer/ clients needs.
• This does not change in all business industries across the board. It is the ability to service and meet people needs by listening to what they are actually want.
• To the seller - I design good campaigns to market and sell your property with the best possible results. This in turn is reflected by my achievements in First National Murwillumbah today.
• To the buyer – By assisting you to find a home to suit your needs and by providing good follow up service thereafter. Taking the time to listen to your needs, and to: - match the buyer to the property that suits.

I Genuinely care and have a good rapport with my clients. I am widely known as trustworthy and honest and of high integrity.And I Pride myself by giving "Good Old Customer Service" to all.

Anne Besgrove
0402 608 503
anne.besgrove@fnmurwillumbah.com.au



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# 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. They 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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Murwillumbah

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# Property details

| 3 | 1 | 2 | 910 sqm |
|---|---|---|---|

## 6090 Tweed Valley Way, Burringbar NSW



SUIT INVESTORS OR FIRST HOME BUYERS
Set in the Northern Hinterland of the North Byron region, in the rural village of Burringbar
Freshly renovated
Located in the sought after Burringbar
Brand new bathroom
Brand new kitchen indeed
Brand new closed in fireplace
Brand new carpet, floor coverings and wardrobes
Brand new fan lights in 3 bedrooms and air conditioner
Set on a flat fenced 910.5m2 block
Less 10 mins to beaches at Pottsville, Wooyong or travel to Ocean shores or Brunswick heads
This place is Ready to go and an inspection is a must - don't delay call Anne today! 0402 608 503

Please note Open Home times available.

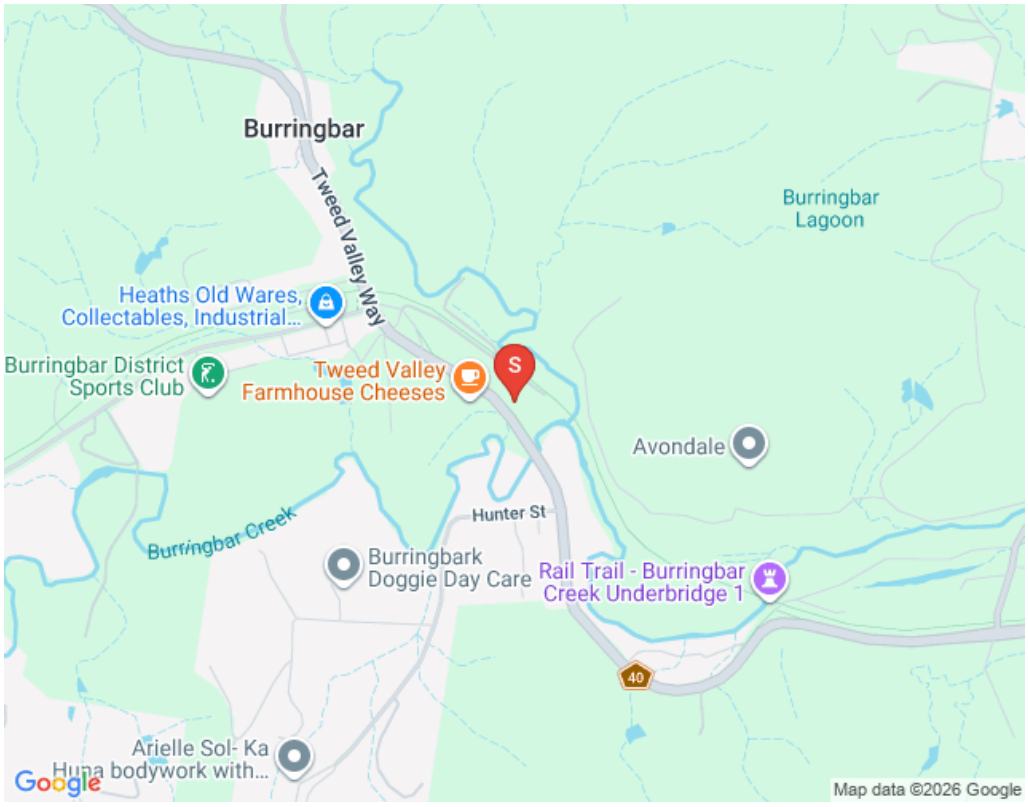
Disclaimer:
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to First National Real Estate by third parties.
Information should not be relied upon and you should make your own enquiries and seek legal advice in respect to all information about

the property contained in this advertisement.
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Murwillumbah

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# Google Map - Property Location Map



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# 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.

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# 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

**Dwell Pest and Building Inspectors**

0424 741 618

info@dwellbuild.com.au

## Conveyancers

**SL Conveyancing?**

Murwillumbah Office 02 6672 5111

sl@slconveyancing.com.au

**Keating Law**

07 5677 0245 0401 381 198

john@keatinglaw.com.au

**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

**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