

**28 Mill Street, Mullumbimby, NSW 2482**



**House For Sale**

Friday, 3 May 2024

28 Mill Street, Mullumbimby, NSW 2482

**Bedrooms: 25**

**Bathrooms: 5**

**Parkings: 25**

**Type: House**



Kim Hayes

0419230086

## Auction

A generously proportioned warehouse boasting soaring ceilings and nestled within a leafy enclave on the edge of the Mullumbimby township. Within a 400 m walk to Woolworths and a 750 m walk to the town centre. Spread over generous land which leads down to the Brunswick River offering vistas and cool breezes. Set in a fantastic position on the edge of town at the end of the proposed extension to the Tweed Valley Rail Trail (STCA) and only a 4 minute drive to the Ross Industrial Estate. Presented as interesting and eclectic spaces offering a myriad of options: Keep as is with excellent rental returns, further develop ( STCA) or convert back into one huge warehouse. Configured as 11 generously proportioned warehouse creative spaces ( three spread over 2 levels) with 25 parking spaces. Currently at 100% occupancy including photographers, musicians and artists offering art exhibitions and commercial businesses. • 11 warehouse suites with 25 car spaces (approx) • Zoned RU2 Rural Landscape & E4 General Industrial • Land size 1,606 sqm (approx) • Internal area 865 sqm plus 176sqm of garden space (approx) • Solar power • Soaring ceilings • Timber floors • Ceiling fans/ air-conditioning in some • Close to Woolworths, cafes and the town centre • 15 minute drive to Byron Bay, 10 min drive to Brunswick Heads • 40 min drive to Gold Coast Airport • Rates - Council \$6,632 PA, Water \$600 PA Inspect by Appointment on Saturday and Wednesday 12-1pm Auction on site 01 June 2024 12 noon Kim Hayes 0419 230 086 Ray White Double Bay - The Team of Professionals You Deserve Our recommended loan broker [www.loanmarket.com.au/daniel-pym](http://www.loanmarket.com.au/daniel-pym)