



**131 Dalley Street, Mullumbimby**



## A Piece of History with Modern Potential

Step into a world of historic charm with this exquisite weatherboard character home built in 1920. Nestled on a generous 992m<sup>2</sup> block, this property not only offers a unique glimpse into the past but also presents exceptional development opportunities with a DA approval for a granny flat or second dwelling, complete with approved plans and footings.

Upon entering this freshly painted, charming residence, you're greeted by the sunroom that sets the tone for the rest of the home. The substantial living area, with the original brick fireplace, invites you to relax and unwind. The kitchen, the true heart of this home has potential for expansion, flows into another living and dining space at the rear of the house, perfect for family gatherings and entertaining guests.

The rear of the property boasts an enclosed sunroom that offers additional space, ideal for enjoying serene backyard views. The raised house overlooks the west-facing yard, which bathes in afternoon light and is perfect for unwinding after a long day. The easy-care gardens, paired with an abundance of fruit trees, provide a peaceful retreat with ample room for outdoor activities and future development.

What truly sets this property apart is its exceptional development prospects. The DA approval for a granny flat, with plans and footings already in place, opens a world of possibilities for expansion or the construction of a second dwelling. The added potential for rear lane access enhances its appeal, making it an ideal choice for both first-time buyers, families and savvy investors.

4 1 1 1 992 m<sup>2</sup>

**Price** SOLD for \$1,495,000  
**Property Type** Residential  
**Property ID** 1342  
**Land Area** 992 m<sup>2</sup>  
**Floor Area** 171 m<sup>2</sup>

### Agent Details

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Located just a short stroll from the heart of Mullumbimby, this home allows you to explore the eclectic local scene. Enjoy the convenience of nearby shops, cafes, restaurants, bathhouses, Heritage Park, and the river, all within walking distance. Embrace the character, relish the comfort, and seize the potential of a property that promises not just a home but a lifestyle with fantastic long term investment credentials.

Key Features:

- **Historic Elegance:** Original timber walls, high ceilings, and timeless timber floors exude vintage charm.
- **4 large bedrooms** with coloured glass features and 1 bathroom.
- **Spacious Living:** A welcoming sunroom leads into a substantial living area featuring an original brick fireplace.
- **Ornate Details:** 12ft pressed-metal ceilings add a touch of grandeur, complemented by coloured glass features that bathe the light-filled bedrooms in a warm, inviting glow.
- **Heart of the Home:** The kitchen, seamlessly connected to another living/dining area, opens to an enclosed sunroom at the rear.
- **Expansive Backyard:** Easy-care west facing gardens provide a tranquil retreat with ample space for outdoor activities.
- **Abundance of Fruit Trees:** Enjoy the benefits of a variety of fruit trees, including Black Sapote, Longans, Rollinias, Macadamia, Mangoes, Citrus, and Bananas.
- **Development Potential:** DA approval for a granny flat with plans and footings in place, plus rear lane access.
- **Prime Location:** Short walk to shops, cafes, Heritage Park, and the river, all central to Mullumbimby's vibrant scene.

To inspect this charming property, contact Victoria Fitzgibbon on 0409 997 789 or Todd Buckland 0408 966 421.

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