



## FOR SALE

### CLASSIC OLD HOME..

One of Bowraville's classic old home's in a good street makes for a perfect family home. Yes, the old girl needs some work done but the bones are good and the charm of the home makes it well worth the effort.

There are three bedrooms, main with ensuite, second family bathroom with bathtub, a galley style timber kitchen and a good size lounge room with fireplace.

The back deck looks out onto the private garden, and with distant mountain views would be great spot for that morning cuppa. The home is set on a large 968m<sup>2</sup> block with a large variety of established fruit trees, a massive chook run, good size toolshed/workshop, 200 gallon water tank and a large solar system on the roof.

Other features include:

lockable carport

Solar hot water

170m to the Main street, 250m to the local club, 380m to the Nambucca river and 500 m to the state primary and High school.

If you have been searching for that classic looking home and not scared to roll the sleeves up and do some work then this is the home for you, call today to inspect.

Note : We are a local Nambucca Valley Real estate agency that has its Head office on the Gold Coast

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing.

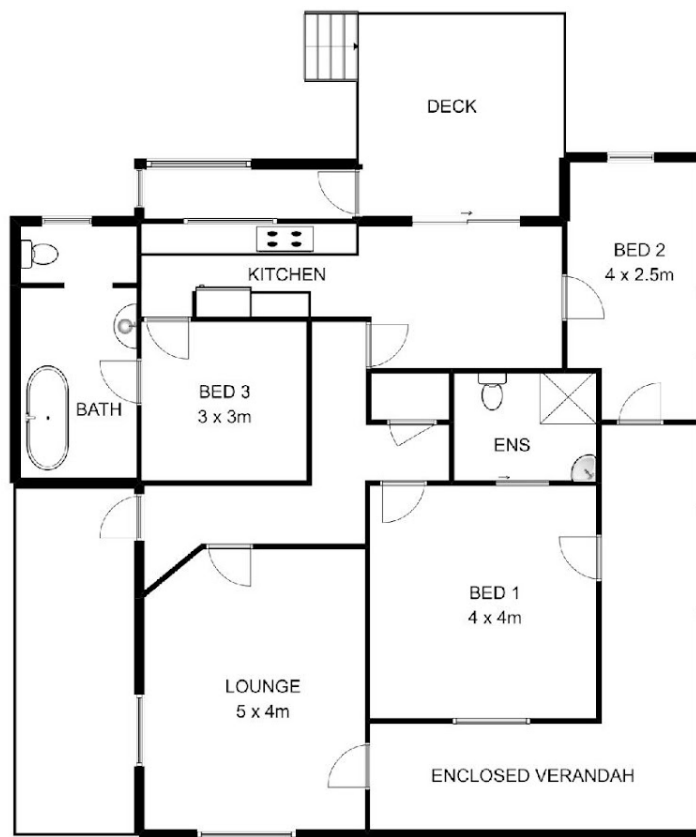
3 BED | 2 BATH | 1 CAR

PRICE:  
\$298,000

OPEN FOR INSPECTION:  
N/A



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INT: 137 sqm  
EXT: 28 sqm  
TOTAL: 165 sqm

## 13 GEORGE STREET, BOWRAVILLE

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.