

# SOLD

## EAST SIDE OPPORTUNITY - REDUCED!

Great Location ...

Take a look at this for value – solid home with beautiful polished timber floor boards throughout. You can live in as it is or renovate some more – well worth making the effort with this beauty considering it's location.

This property has 3 good size bedrooms with wardrobes and separate lounge and dining rooms. The neat kitchen has an informal dining area and there is a bathroom with separate toilet.

Separate large laundry and down stairs there is a garage size workshop.

In the current market it would be expected that this home would lease for approximately \$380 per week.

There is a current Complying Development Certificate, Basix Certificate and Architect designed drawings for a separate one bedroom unit underneath the home. Great for extended family or some extra income.

The big 1157m2 block is zoned 2(b) medium high density with good access to the yard representing a great opportunity for redevelopment.

Positioned on the ridge leading to the main beach means it is a level walk back to town (904m) and (475m) out to the headland. The elevated position means the home receives the coastal breezes and has a pleasant outlook to the north.

For further information or to arrange an inspection please contact Narelle Harper 0435 054 625 or Craig Bellamy 0412 080 287 at At Realty.

NOTE: We are a local Nambucca Valley agency with our head office in Sydney.

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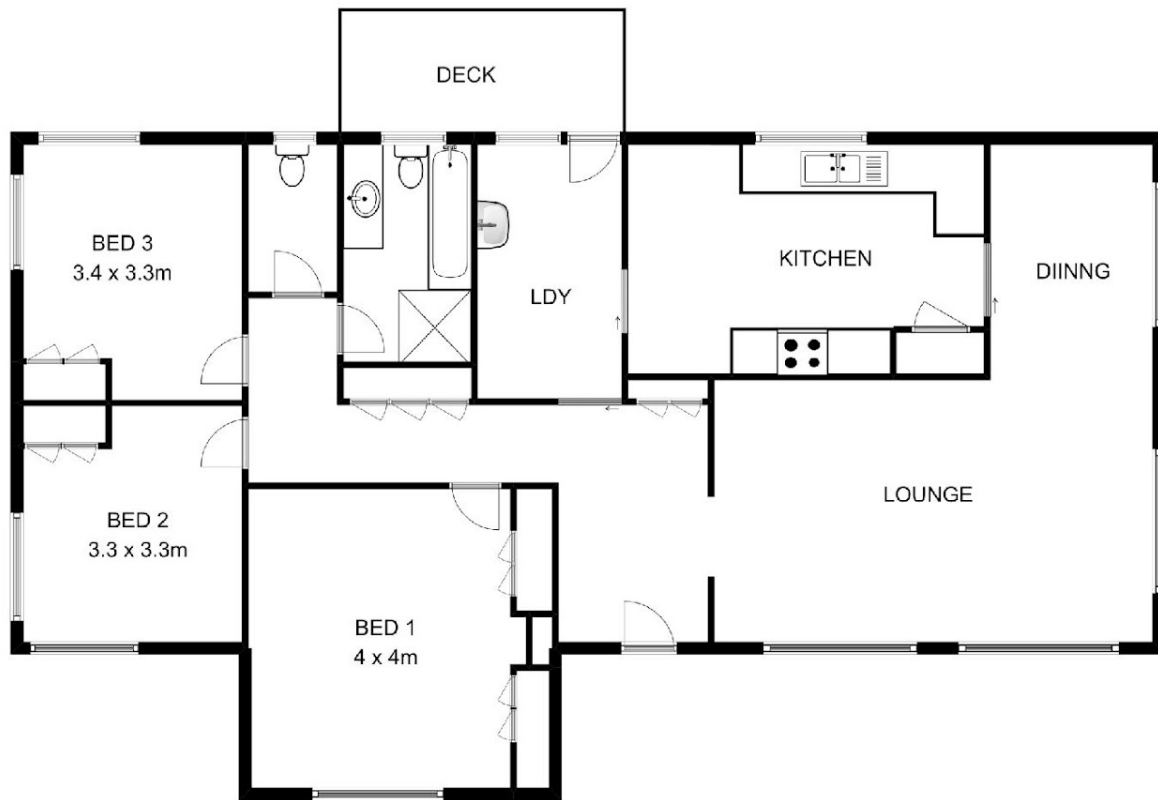
3 BED | 1 BATH | 1 CAR

PRICE:  
\$435,000

OPEN FOR INSPECTION:  
N/A



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**20 LISTON STREET, NAMBUCCA HEADS**

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.