

## FOR SALE

### 2.46 ACRES ONLY 12 MINUTES FROM CRESCENT HEAD ON THE MID NORTH COAST OF NSW

- Open-plan living area and kitchen is at the rear, where you can wander out to a screened spacious and bright patio which is tiled with a decking area
- Spacious kitchen well-equipped with lots of storage, and quality kitchen appliances including ducted exhaust fan, 900mm Westinghouse gas cooktop and oven. Haier dishwasher and veggie wash flick mixer.
- Master bedroom is on the northern side with its own access, ceiling fan, built in wardrobe with inset mirrors, and access to combined ensuite/laundry.
- Two bedrooms are tucked away at the other end of the house which offer quiet sanctuary, with built in robes, ceiling fans and easy access to the main bathroom. The 4th bedroom could also be used as a study and has a sliding door offering easy access outside.
- Town water, fully fenced with separate house yard, allocated vegie patch with raised garden beds
- 7 covered cars spaces
- Built in linen press in hallway
- Reverse cycle Samsung Inverter Air conditioner to lounge/living
- Large parking areas suitable for trucks, trailer, caravans and boats
- Rheem Instantaneous gas hot water system
- Large 12m x 10m 3 bay machinery shed with 5000L water tank connected
- Large 11m x 7m enclosed shed with two roller doors, side pedestrian door access, power and lighting fitted
- Potential to earn income from air bnb offering accommodation (due to the highlight of being located half way from Sydney and Brisbane and close to beach)
- School bus only 50 metres away
- 12 minutes to Crescent Head beaches and cafes
- 5 minutes to Kempsey CBD, East Kempsey Public School and Melville High School
- 12 Minutes to Kempsey District Hospital
- 5 minutes to Kempsey Golf Club and new Bunnings under construction
- 35 minutes to Port Macquarie and South West Rocks

4 BED | 2 BATH | 7 CAR

#### PRICE:

\$760,000 - \$790,000

#### OPEN FOR INSPECTION:

N/A

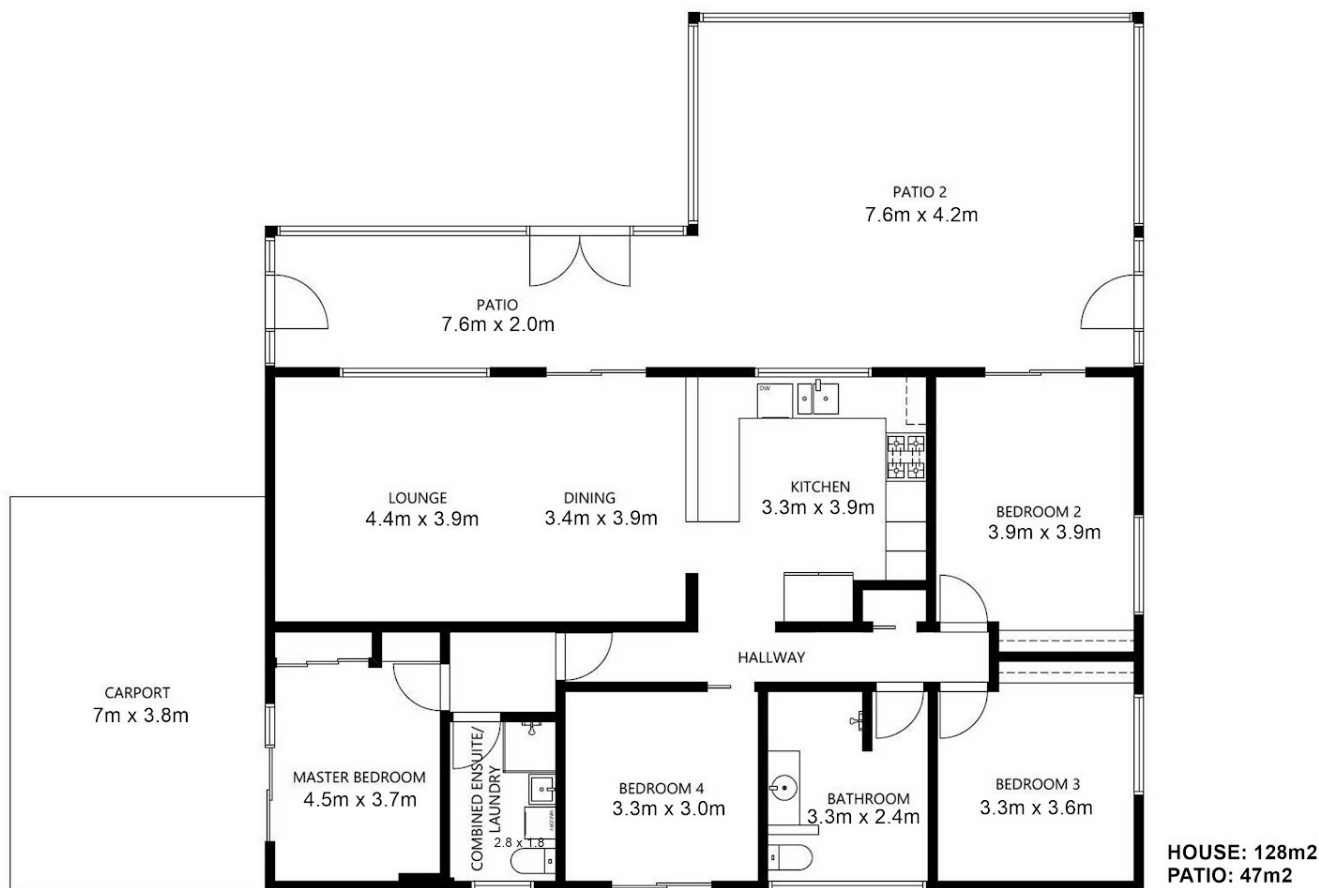


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**12 BLAIRS LANE SOUTH KEMPSEY**

**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.



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.