



SOLD

FLAT BLOCK, OPPOSITE NATURE RESERVE, CLOSE TO RIVER

Situated on a Level 600m² (approx) Block opposite Salamander Nature reserve and approx 200m "As the crow flies" to the Nambucca River from your doorstep, This Large 3 bedroom 2 Bathroom 2 Garage home Offers Single level, low maintenance living with an unrivalled location being minutes level walk to Medical Facilities, Nambucca Plaza Shopping facilities, NSW TAFE, childcare facilities, Cinema, Service NSW and Public Transport.

Entering through the front door you are greeted with a traditional Lobby /Coat room which provides an excellent space to meet guests and convenient alternative access through to the rest of the premises.

Large open Lounge Living area provides ample space for a growing family, sliding doors located at each end of the room, enable isolation from other activities within the house while hot summer days won't be an issue with reverse cycle air-conditioning.

The Long Bright Galley style Kitchen features a Sunlight, Walk in Pantry, Gas cooktop for the "foodies" and extensive storage for all your kitchen appliances whilst opening to the Designated Dining Room making meals times nice and efficient.

2 Bedrooms contain Built ins while The Master Bedroom Thoughtfully opens to the large sunroom and offers a walk in wardrobe and a Double Size Shower rarely found within an ensuite.

The Generously sized bathroom, has Shower and Bathtub with Separate Toilet Layout, while the full size laundry is capable of handling much more than Just your washing machine and is something you will only find in builds of yesteryear.

Storage in the property is something many dream of featuring a spacious walk in linen cupboard and a smaller storage cupboard both in the centre hallways of the house

Expansive Double Garage offers ample space for toys and tools and a conveniently built in Work space at the rear of the garage makes for a versatile workspace for projects.

Running costs of the premises have been reduced with a rooftop Solar Hot Water system which sits on top of a newly surface coated roof tiles.

Outdoor Entertaining of Adults, children and Pets is certainly no problem with a Tiled Undercover patio area and Flat fully fenced backyard allows for the Aussie Hills hoist and possible trampoline to cohabitate in harmony.

Currently Leased @ \$510PW (exp 01/22) allowing the purchaser the option of future tenancy or vacant possession.

To avoid disappointment in today's market, Book your inspection now with Simon McPherson

3 BED | 2 BATH | 2 CAR

PRICE:
\$675,000

OPEN FOR INSPECTION:
N/A



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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.

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