



# FOR SALE

## AFFORDABLE WATERFRONT PROPERTY

This waterfront three bedroom, one bathroom home is a renovators delight. With a spacious land size of 954.8 square meters, and a large shed that could easily be transformed into a studio or granny flat (STCA) this property offers huge potential and a laid back coastal lifestyle .

- \* 954.8 square metre block
- \* Council rates approx. \$2312.00 pa
- \* Town water and sewer
- \* Zoning - residential

Make this home your today, call Jennifer on 0409 765 032 NOW to arrange a viewing and see for yourself the endless possibilities that come with this property.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$595,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Floor plan of the shed and store area. The shed is 7.4 x 4.2m and the store is 4.2 x 4.2m. The plan shows a central corridor with a door leading to the shed and a door leading to the store. There are also windows and a small entrance at the bottom.

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

SUNROOM  
15.0 x 2.7m

FIRE

FAMILY / LIVING  
5.0 x 5.0m

BED 3  
3.7 x 3.7m

KITCHEN  
3.8 x 3.7m

ENTRY

DN

UP

DINING  
6.5 x 2.4m

BED 1  
4.4 x 3.7m

BED 2  
4.3 x 3.8m

LINEN

BATH

BIR

L'DRY

WM

COVERED PATIO

DN

RAMP



**65 Sturdee St, Macksville, NSW 2447**

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

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