



## FOR SALE

### SERENE COASTAL LIVING IN SOUGHT-AFTER RETIREMENT COMMUNITY

Embrace the serene coastal lifestyle in this beautifully appointed 3-bedroom retirement villa, perfectly positioned to capture the essence of Nambucca Heads' relaxed beachside atmosphere. Unit 32 at 45 Old Coast Road offers the ideal blend of comfort, convenience, and community living that makes retirement truly golden.

This thoughtfully designed residence showcases a practical single-level layout, perfect for easy living and maintenance. Under cover entry from your vehicle to your door an added bonus. The three well-proportioned bedrooms feature built-in wardrobes, providing ample storage space for all your belongings. The home's comfort is assured year-round with modern air conditioning, while broadband internet and Pay TV access keep you connected to family and entertainment.

The outdoor living spaces are where this property truly shines, offering multiple areas to enjoy the renowned Mid North Coast climate. A generous deck flows seamlessly to a private courtyard, creating the perfect setting for morning coffee or afternoon entertaining. The fully fenced courtyard provides security and peace of mind, while the outdoor entertainment area offers an ideal space for low maintenance gardening enthusiasts. A practical shed offers additional storage for your gardening equipment and hobby essentials.

Your new lifestyle awaits in the heart of Nambucca Heads, a cherished coastal town known for its:

- Close proximity to stunning beaches and the picturesque Nambucca River estuary
- Excellent public transport options, including regular NSW TrainLink services
- Comprehensive medical facilities and community services
- Active local community groups and social activities

The property's convenient location ensures easy access to essential amenities:

- Multiple shopping precincts for daily conveniences
- Local medical centers and healthcare services
- Public transport connections
- Community clubs, Educational and recreational facilities
- Beautiful coastal walking tracks and beaches

3 BED | 1 BATH | 1 CAR

PRICE:  
\$320,000

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.



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

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