



**SOLD**

## ELEVATED COASTAL BLOCK – BUILD FOR LIFESTYLE, INVESTMENT OR THE FUTURE

Tucked away in a quiet cul-de-sac just moments from Nambucca's vibrant town centre and riverfront, 6 Ibis Court presents a rare opportunity to secure an elevated 640sqm (approx.) block in one of the Mid North Coast's most desirable coastal communities.

Surrounded by modern, established homes in a peaceful and family-friendly neighbourhood, this versatile parcel of land is ideal for a wide range of buyers—from those looking to build their forever home to savvy investors or builders seeking a prime site with strong resale or rental appeal.

The block offers gentle elevation, capturing cooling breezes and natural sunlight, while the quiet street ensures a tranquil lifestyle with minimal traffic. All essential services are in place, including underground power, town water, and sewer—ready for immediate development.

Enjoy the perfect balance of coastal charm and everyday convenience, with pristine beaches, scenic river boardwalks, cafes, shops, schools, and medical facilities all just minutes away.

Whether you're retiring in style, building a family sanctuary, or adding to your portfolio, this is a landholding with lifestyle and long-term value in equal measure.

### \*\*Key Features:\*\*

- \* 640sqm (approx.) elevated block in quiet, well-kept cul-de-sac
- \* All town services available: water, sewer, underground power
- \* Surrounded by quality modern homes in an established neighbourhood
- \* Close to town centre, river, beaches, shops, schools & healthcare
- \* Ideal for first-home builders, downsizers, investors or families

Contact Simon McPherson today for further details or to arrange a site visit.

0 BED | 0 BATH | 0 CAR

PRICE:  
\$265,000

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.