49 JAMES STREET, DUNOON, NSW, 2480









SOLD

SOLD BY ROBYN HUNT REAL ESTATE

Village Living on 1/4 Acre Block with Dual Street Frontage

Positioned on a generous 1,012m2 corner block in the peaceful village of Dunoon, this solid brick home offers far more than first meets the eye.

The main residence features two bedrooms, two bathrooms, a double garage, brand-new carpet in the bedrooms and fresh paint. Comfortable and move-in ready, it offers good bones and a unique layout that invites you to make it your own.

At the rear, the attached studio includes a generous open room with bench space, sink and plumbing at one end as well as a separate bedroom, bathroom and a utility/storage room - providing potential as a guest retreat, teen space, or creative work/office area. There's also power and water connected to a level yard space with its own farm gate access, perfect for visitors to set up a caravan, tiny home, granny flat, or possibly a great spot for a shed.

With dual street access and a flexible floor plan, this property is full of versatility - whether you're looking to live comfortably now, invest for the future or reimagine something special.

Enjoy laid-back village living with essentials close at hand: the public school, pre-school, general store, post office, sports club and community hub are all within easy reach. Dunoon is also the gateway to Rocky Creek Dam and Nightcap National Park - favourites for picnics, nature walks and family outings. For those who seek something a little creative, just a convenient drive away lies The Channon - home to one of the Northern Rivers' most treasured monthly markets.

What you'll love:
* Generous 1,012m2 town block close to the school
* Main residence has fresh paint inside and out, with new carpet in the bedrooms and new oven/stovetop
* Attached studio with large open room, bedroom, bathroom and utility/storage room
* Caravan, tiny home, granny flat, or shed site setup in yard - with access to power and water
* Solar system for energy efficiency, gas heating in the loungeroom
* Flood-free location in the welcoming village of Dunoon - just 17kms from the heart of Lismore

Call Robyn Hunt Real Estate now on 0448 448 758 to arrange your inspection.

3 BED | 3 BATH | 2 CAR

PRICE:
$667,000

OPEN FOR INSPECTION:
N/A



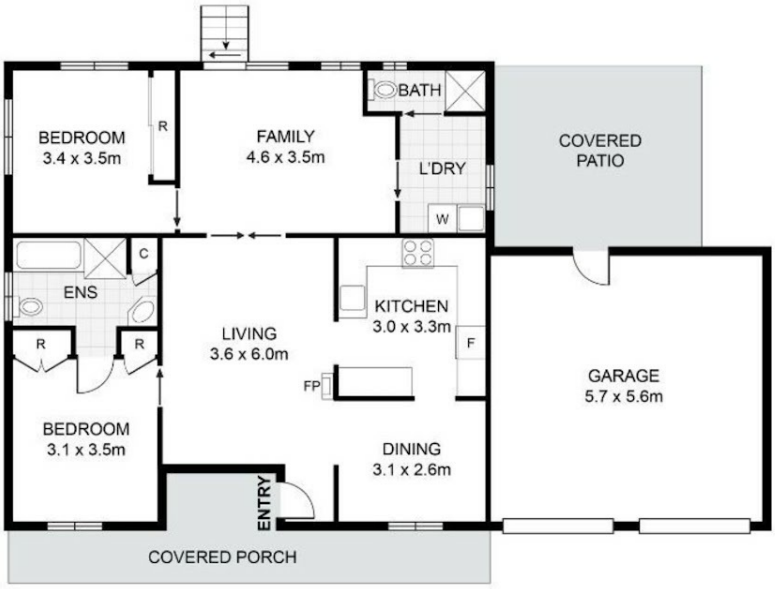
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APPROXIMATE AREAS
INTERNAL: 175m²
EXTERNAL: 33m²



MAIN RESIDENCE : 127m²



STUDIO : 48m²



SITE PLAN

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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