



**SOLD**

## ONCE-IN-A-GENERATION BEACHSIDE OPPORTUNITY – 100M TO BEACH

### Beachside Living With Endless Potential

Opportunities like this are exceptionally rare – a property that combines prime beachside positioning, family comfort, rental income, and massive future development potential. Just 100 metres from the golden sands of Swimming Creek, this coastal address offers a lifestyle and investment that truly stands apart.

Spread across two levels, the home boasts 4 bedrooms, 2 bathrooms, and multiple living spaces, creating flexibility for family living, dual occupancy, or extended guests. The upper level flows onto a generous entertainment deck, the perfect place to relax, entertain and take in the sea breezes. A second outdoor entertaining area ensures there's plenty of room for gatherings both large and small.

Currently under tenancy, the property provides an immediate income stream, allowing you to enjoy returns while you plan the future. With its R3 Medium Density Zoning, the block holds enormous potential for redevelopment (STCA), making it a strategic acquisition for developers and forward-thinking investors.

The location is unbeatable – a short stroll to the beach, overlooking Swimming Creek, and within close proximity to schools, playing fields, sporting facilities, and surf lifesaving clubs. Whether you're drawn by the lifestyle, the investment security, or the vision of future redevelopment, this is a once-in-a-generation opportunity in one of Nambucca Heads' most tightly held coastal enclaves.

This property is more than a home – it's a chance to secure your stake in the future of Nambucca's vibrant coastline.

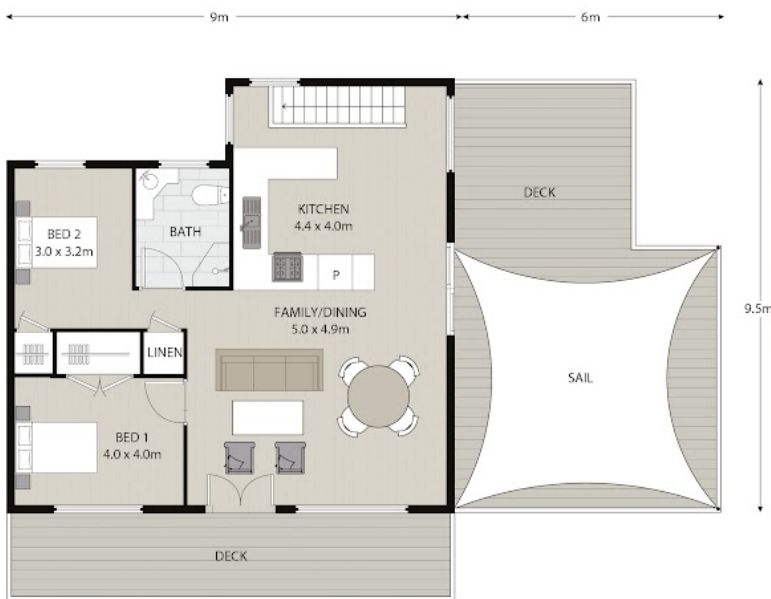
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$1,200,000

**OPEN FOR INSPECTION:**  
N/A



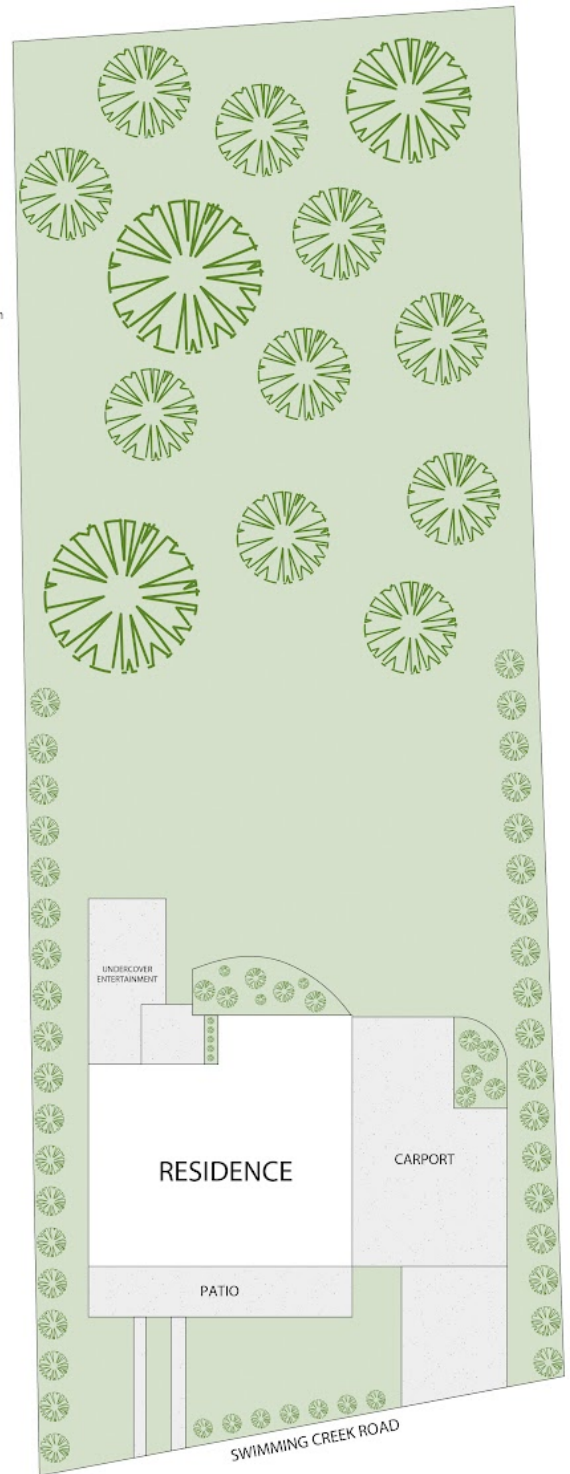
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FIRST FLOOR



GROUND FLOOR



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.