

SOLD

LIFESTYLE, LOCATION & FUTURE POTENTIAL – ALL IN ONE

Perfectly positioned just a level stroll from town, rivers, and pristine beaches, this impressive residence offers the complete package—immediate comfort, lifestyle appeal, and exciting future potential. Zoned ****Medium Density**** and already site-retained, the property is primed for future development or expansion, while presenting right now as a turnkey home ready to move in and enjoy.

Inside, the home blends timeless charm with modern ease. High ceilings, polished timber floors, and expansive open-plan living areas create a sense of light and space, while features such as air-conditioning, solar power, and a cosy combustion heater provide year-round comfort.

The outdoor spaces are equally inviting, with landscaped entertaining areas, a sparkling pool, and secure parking for caravans, boats, or additional vehicles—all behind an automatic entrance gate.

Property Highlights

- Medium Density Zoning with development potential (site retained and ready)
- Spacious upstairs bedrooms with built-ins & timber floors
- Two bathrooms (one on each level) plus separate toilet
- Flexible 5th bedroom or downstairs storage/utility room
- Two expansive open-plan living areas
- Large kitchen with stainless steel Chef's cooking station, dishwasher & oversized island bench
- Combustion heater, reverse-cycle air-conditioning & solar system
- Outdoor paved, fenced entertaining area
- Tiered, low-maintenance landscaped yard with multiple gated zones
- Sparkling swimming pool with landscaped surrounds & pool sheds
- Secure onsite parking for caravan/boat with automatic gated entry
- Walk-to-town location—close to shops, schools, rivers, beaches & amenities

This property is a rare blend of lifestyle, convenience, and opportunity. Whether you're a growing family in need of space, an investor eyeing zoning advantages, or retirees searching for a turnkey coastal haven, this home delivers on every front.

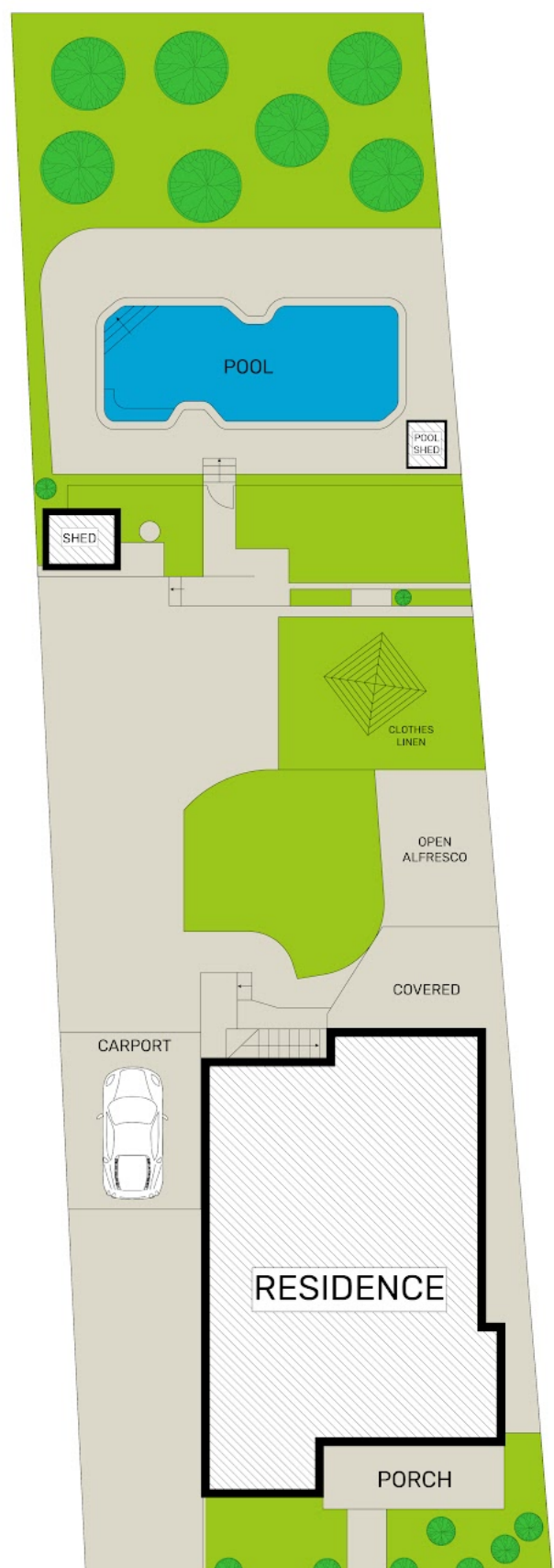
5 BED | 2 BATH | 2 CAR

PRICE:
\$850,000

OPEN FOR INSPECTION:
N/A



Simon McPherson
0432073130
simonmcpherson@atrealty.com.au
www.atrealty.com.au



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.

Disclaimer: Floor plans and site plans are intended as a guide only. They are not legal document or title and are subject to errors, omission, and inaccuracies and should be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own inquiries.

Simon McPherson
0432073100
56 Mann Street, Nambucca Heads
simonmcpherson@atrealty.com.au
www.atrealty.com.au

