

# Sold

22-26 BELLENGEN STREET, TUCABIA, NSW, 2462

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## BREAK INTO THE MARKET HERE!

PRICE: \$295,000

Tucabia is a small, picturesque country village located approximately halfway between Tyndale and Pillar Valley. It lies on the alternate Pacific Highway route for visitors heading into the coastal towns of Minnie Water and Wooli.

OPEN FOR INSPECTION:  
N/A

Tucabia is bordered by the Coldstream River and offers the tranquillity of a small country town, where you can gaze at scenic farming land and take a stroll through the beautiful Tucabia Flora Reserve. Facilities in the village include a general store and fuel station. There is also a school and pre-school for growing families.

Here, an opportunity presents, to acquire a reasonably level, fully fenced, corner allotment of over half an acre (approx. 2024m<sup>2</sup>) with a large 12x10m barn-style shed.

The council approved shed was professionally constructed in 2015 and has a water tank at the rear servicing the shed. Mains power is connected, and town water is available to the allotment, when/and if required. We note that there is no sewer mains connected to the block and so an independent septic system may be required, if you were to move onto building a home.

There is an extensive list of inclusions with the property that will support all pursuits attached to this sale. A draft contract of sale is available for review noting these inclusions.

This is a great opportunity for anyone looking for a base whilst travelling, or an affordable building block with a large shed to take occupancy whilst construction is underway (STCA).

## Kylie Swift // 0488 161 621

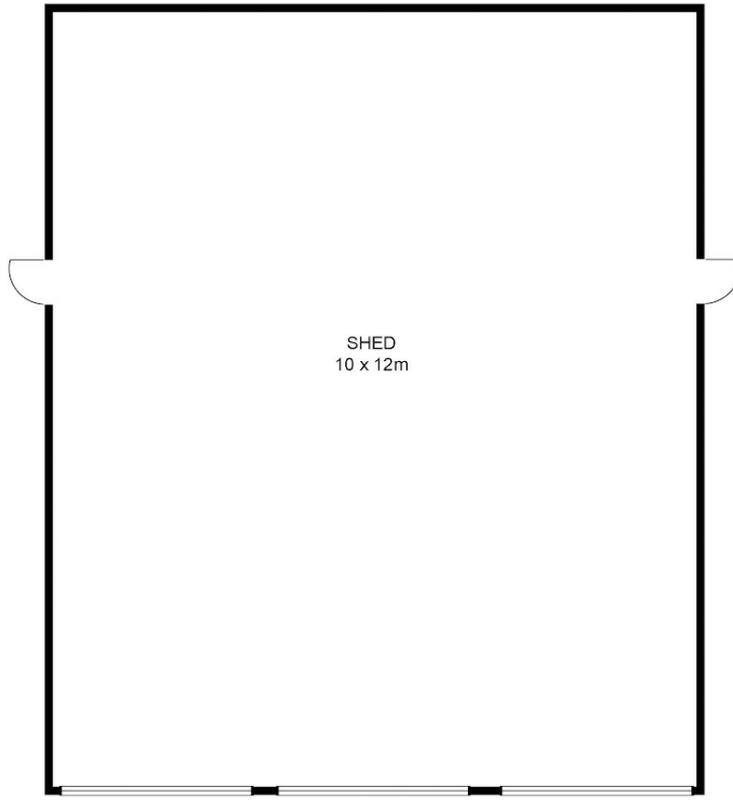
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



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