



FOR SALE

TOP STREET, GREAT HOME OR EXCELLENT INVESTMENT! POTENTIAL TO RETURN \$1250 P.W.

In arguably one of the best streets in Bellingen, this attractive versatile home will suit a wide range of buyers.

It is an older style home tastefully renovated and has as a bonus a fully self-contained studio, with the main home and the studio both enjoying their own private backyards.

It can be a family home, home and income or an excellent investment. Main house is currently returning \$900 pw and the studio would easily rent for \$350 pw giving a possible rental of \$1250 per week.

Properties with this potential do not come up very often!

The main house features most of the original high ceilings and period architraves throughout, with glowing polished cypress pine floorboards and beautiful modern up to the minute kitchen and bathroom. The open plan living area has large French doors opening on to a large sunny entertaining deck, at the rear of the house, with views to the distant hills. For the serious entertainer the kitchen is well appointed for those that love to cook, featuring a large pantry, plenty of bench space and an extra wide professional size six burner gas stove. Whether dining in or out on the deck, entertaining will be a pleasure.

All around comfort is assured with ducted reverse air-conditioning and ceiling fans throughout. As a bonus there is a large array of solar panels which substantially reduces utility outgoings.

Within walking distance, is the quaint Bellingen township with its delightful restaurants and coffee houses. The monthly markets and sports field are also an easy walk, and the local primary school is just down the road,

This desirable home is ideal for a family wanting to accommodate a relative or have a home and income. Suitable for downsizers coming off a larger property. The possibilities are endless, you may just want an investment property, and this is the ideal street for future capital growth.

In the first instance Telephone John Vickers JVP Real Estate for further information and a Price

4 BED | 2 BATH | 1 CAR

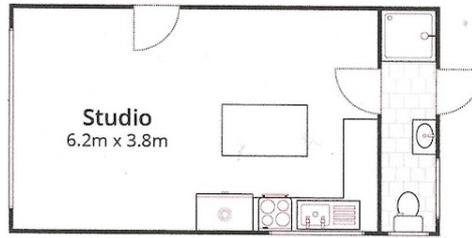
PRICE:
Contact Agent

OPEN FOR INSPECTION:
N/A



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(Not In Position)



Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

41A William Street, Bellingen

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.