

FOR SALE

PERFECT COASTAL INVESTMENT WITH FUTURE DEVELOPMENT POTENTIAL

Prime Investment with Future Development Potential in Central Coastal Location - 65 Mann St, Nambucca Heads, NSW 2448
Unlock the potential of this exceptional Approx. 1- HA property, Complete with Leased, 4 Bedroom, Timeless Cottage, Renovations continuing, strategically positioned in the heart of Nambucca Heads. Perfect for developers and astute investors, this Property boasts mixed zoning of Medium Density R3 Residential and R1 General residential, opening doors to a myriad of possibilities. With the Property currently receiving Fresh Paint, aesthetic updates underway and with tenants in place receiving a Rental Income whilst planning for the future an added bonus.

Key Features:

- Prime development block with Approx. 1HA of land
- Mixed Zoning R3 Medium Density Residential and R1 General Residential
- 4-bedroom property currently leased (Balcony Renos, Fresh Paint and Aesthetic Updates)
- Massive 70sqm undercover Balcony and servery
- Minutes away from Nambucca Town Centre
- Proximity to pristine beaches, parks, and the Nambucca river
- Close to Rivers Bowling and Golf Clubs, perfect for recreation
- Nearby RSL Club for entertainment and social gatherings
- Conveniently close to Christian, Public, Primary and High Schools
- Halfway between Sydney and Brisbane, offering a perfect stopover or residential destination
- 30 minutes to Coffs Harbour Airport and University
- 10 minutes to Macksville and Valla Beach

Seize the opportunity to shape the future of this thriving community with this prime Investment/development Property. Whether you envision General residential or Medium Density development, the possibilities are boundless.(STCA)

Act now and capitalize on the growth potential of this unique property. Contact Simon McPherson 0432 073 130 today to arrange an inspection and explore the endless opportunities that 65 Mann St, Nambucca Heads, presents.

Your vision, our expertise - let's make it happen

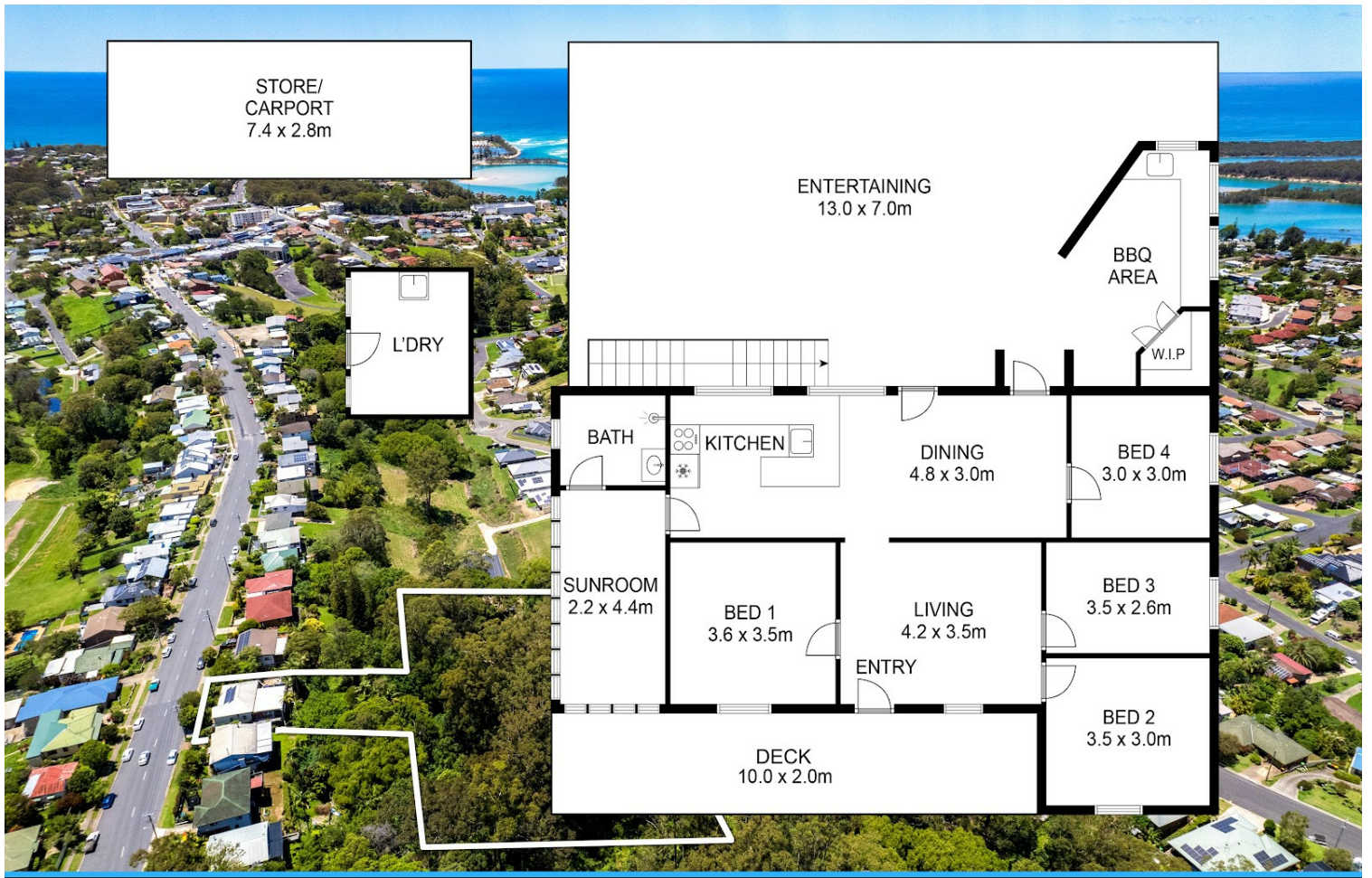
4 BED | 1 BATH | 4 CAR

PRICE:
\$1,000,000

OPEN FOR INSPECTION:
N/A



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



SIMON
MCPHERSON @realty

65 MANN ST, NAMBUCCA HEADS NSW

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.

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

@realty