



FOR SALE

TRANQUIL RIVERSIDE RETIREMENT LIVING

Tranquil Riverside Living with Modern Comfort & Financial Freedom

Welcome to a place where life slows down and living well comes naturally. Positioned within the peaceful surrounds of Nambucca River Lifestyle Estate, this freshly built home delivers the perfect blend of modern comfort, connection, and carefree living right on the banks of the Nambucca River.

Designed for over-50s seeking a relaxed, low-maintenance lifestyle, this is more than just a home — it's a community. Step inside to discover a light-filled, contemporary interior featuring a stylish modern kitchen complete with dishwasher, stainless exhaust fan, and a gas-electric cooktop, ideal for easy everyday living. Comfort is assured year-round with a split system air conditioner and the convenience of an instantaneous hot water system.

Outdoors, a small grassed courtyard provides the perfect space for a pet or a quiet morning coffee, while the double carport offers practical and secure parking.

What truly sets this opportunity apart is the financial simplicity. With no entry fees, no exit fees, no deferred management fees, no stamp duty, and no council or strata costs, you can enjoy genuine peace of mind. Even better, you retain 100% of any capital gains, with potential eligibility for Commonwealth Rental Assistance — a rare and valuable combination.

Life here centres around connection and enjoyment. Residents enjoy access to a wide range of thoughtfully designed amenities, including an outdoor swimming pool, bowling green, and a private boat ramp offering direct access to the river for fishing, kayaking, or simply soaking in the natural beauty — where dolphins are often spotted passing through. Social spaces such as the clubhouse, residents lounge, library, and dining areas create a welcoming hub for gatherings, while the BBQ area, camp kitchen, fire pit, and outdoor games encourage relaxed afternoons with neighbours and friends.

The community is pet-friendly and designed to be inclusive, offering everything from a dog park and caravan storage to a golf green and open green spaces — all contributing to a vibrant yet peaceful lifestyle.

Located just 10 minutes from Nambucca Heads, you'll have easy access to beaches, cafés,

2 BED | 2 BATH | 2 CAR

PRICE:
\$420,000

OPEN FOR INSPECTION:
N/A



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