



FOR SALE

RARE DUAL-LIVING OPPORTUNITY – 200M TO NAMBUCCA CBD

Positioned just a flat 200-metre stroll from the heart of Nambucca Heads, this solid brick and tile residence offers a highly versatile floorplan, exceptional investment potential, and the kind of location-driven convenience that is increasingly hard to secure.

Spanning two expansive levels, the home has been thoughtfully configured to provide separate upstairs and downstairs living, making it ideal for extended families, dual occupancy arrangements, or investors seeking multiple income streams under one roof.

With medium density zoning, the property also presents future development flexibility (STCA), further enhancing its long-term value profile.

Property Features

- * 4 spacious bedrooms
- * 2 bathrooms
- * 2 car garage
- * Solid brick and tile construction
- * Multiple access points to the property
- * Generous backyard with usable space
- * Flexible dual-living floorplan

Key Highlights

- * Genuine dual-living configuration (upstairs & downstairs separation)
- * Strong potential for **multiple income streams**
- * Ideal for large or blended families seeking separation and space
- * Flat walk to shops, cafés, services, and Nambucca CBD
- * Strong investment fundamentals in a high-demand coastal town
- * Medium density zoning supporting future opportunity (STCA)

Location Advantage

4 BED | 2 BATH | 2 CAR

PRICE:
\$800,000

OPEN FOR INSPECTION:
N/A



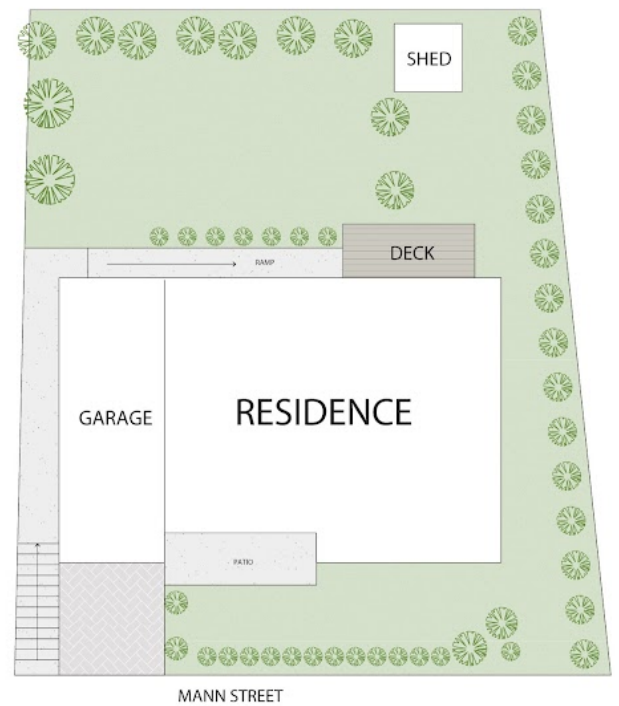
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LOWER FLOOR



GROUND FLOOR



16 MANN ST, NAMBUCCA HEADS, NSW, 2448

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.



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

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