



FOR SALE

INVEST, NEST OR DEVELOP — RARE MEDIUM DENSITY OPPORTUNITY

Positioned in an elevated setting within the heart of Nambucca Heads, this charming home presents an exciting opportunity for first home buyers, Downsizers, investors, and those seeking future development potential. Zoned Medium Density, the property offers scope for future growth while providing comfortable living today.

Inside, polished timber floors add warmth and character throughout, complemented by a modern kitchen and beautifully renovated bathroom and laundry. The inviting sunroom creates the perfect space to relax year-round, complete with a cosy combustion heater for the cooler months.

Offering a practical layout with plenty of natural light, this property is ideal for buyers looking to enter the market, invest, or secure a site with long-term upside in a sought-after coastal location.

Property Features:

- Elevated position with pleasant outlook
- Medium Density zoning with future development potential
- Timber floors throughout
- Renovated bathroom and laundry
- Modern kitchen with updated finishes
- Sunroom with combustion heater
- Ideal for first home buyers downsizers and investors
- Convenient location close to town, schools, beaches, and amenities

Affordable opportunities in locations like this are becoming increasingly hard to find — because everyone has to start somewhere!

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when

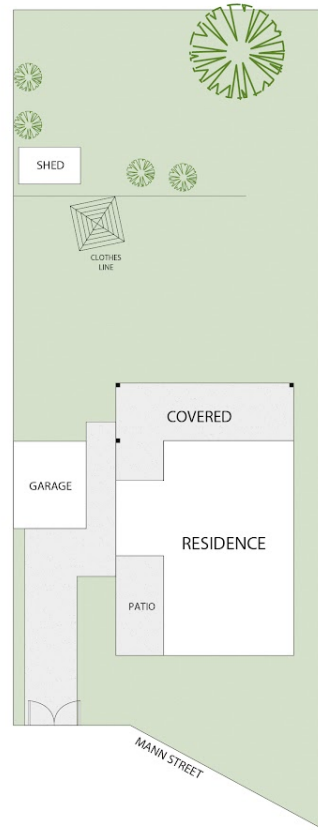
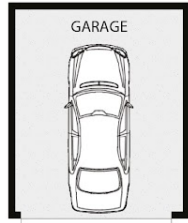
2 BED | 1 BATH | 1 CAR

PRICE:
\$575,000

OPEN FOR INSPECTION:
Jun 8 at 12:00pm - 1:00pm



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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.

