

2 RIVER STREET, COMBOYNE, NSW, 2429

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REAL ESTATE



# FOR SALE

## RARE OPPORTUNITY WITH LIMITLESS POTENTIAL 2 RIVER STREET, COMBOYNE

Three cottages with a bathroom in each, 4-5 bedrooms set on a stunning acre by the river! This property meets so many different needs and situations and allows for both residential and commercial usages of each building and the property.

A rare opportunity to own a unique residential property that blends the history of Comboyne's first Police Station with commercial potential, all within the framework of its special RU5 Village Zoning. This property invites you to be part of a small vibrant community and be embraced by its unmatched welcoming and friendly charm. Set on an expansive 3992m<sup>2</sup> of parkland-style gardens and bordered by the serene Thone River, this private sanctuary is located in the enchanting hinterland village of Comboyne. Just 30 minutes from Wauchope and 50 minutes from coastal Port Macquarie, this is an idyllic location for both relaxed living and business. As you explore the grounds of this peaceful setting, enjoy the sights and sounds of the river, look out for the playful platypus and large freshwater marron (crayfish) that inhabit the river.

The Property has six Main Structures:

"Bond Cottage" - This historic cedar-lined two-bedroom cottage was built in early 1900s but was comprehensively restored by professional tradespeople in 2019. Every aspect of the cottage was brought up a standard to impress in the 21st century and yet still provide a delightful heritage atmosphere. The floorboards in the Lounge and main bedroom are the original local timber boards which have been beautifully restored and polished. New carpet, tiling and boards have been laid in the other rooms. New under-floor piers, new plumbing and new electricity have been installed along with gas heating and LED lighting. A sunny north-east wrap around bullnose verandah provides a pleasant morning spot for all manner of enjoyment.

"Cedar Cottage" - showcases open plan living downstairs with French Doors opening onto the seven-metre covered verandah with its views across the lawns to the river and the hillside farmlands. A demonstrator model country-style kitchen was purchased from and installed by a premier Port Macquarie kitchen company in 2020 followed by a very tasteful bathroom with laundry. Upstairs is an open plan bedroom area which is also 7metres by 7metres (49sqm), this could easily be converted into two large bedrooms. There is also a north-facing Juliet Balcony

4 BED | 3 BATH | 4 CAR

PRICE:

\$1,100,000 - \$1,200,000

OPEN FOR INSPECTION:

N/A



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