65 MANN STREET, NAMBUCCA HEADS, NSW, 2448









FOR SALE

A CENTURY OF CHARACTER, SPACE & FUTURE OPPORTUNITY

A substantial coastal holding with established rental income and exciting possibilities for the future.

Positioned in a convenient central location in Nambucca Heads, this unique property offers an increasingly rare combination of a character-filled residence, approximately one hectare of Dual Zoned, R1/ R3 medium density land and potential longer-term development opportunities.

At the heart of the property is a charming cottage, approximately 100 years old, featuring four bedrooms and retaining much of the character associated with its era. Partially renovated, the home has already received a number of improvements, including fresh paint and aesthetic updates, with further renovation work remaining for those looking to continue enhancing the property.

Currently leased at **$550 per week**, the residence provides an established rental income while a purchaser considers the property's future possibilities.

One of the home's standout features is its impressive approximately 70m² undercover balcony, complete with servery. Offering substantial space for entertaining and outdoor living, it provides a wonderful extension to the existing residence.

A substantial landholding with development potential

Beyond the existing cottage, the property's approximately one-hectare landholding presents an opportunity to explore a range of longer-term residential possibilities.

Importantly, the property incorporates a combination of **R1 General Residential and R3 Medium Density Residential zoning**, creating an interesting proposition for investors, developers and purchasers looking to secure a substantial holding in an established coastal township.

The mixed zoning provides scope to investigate different residential development outcomes, with the potential to explore:

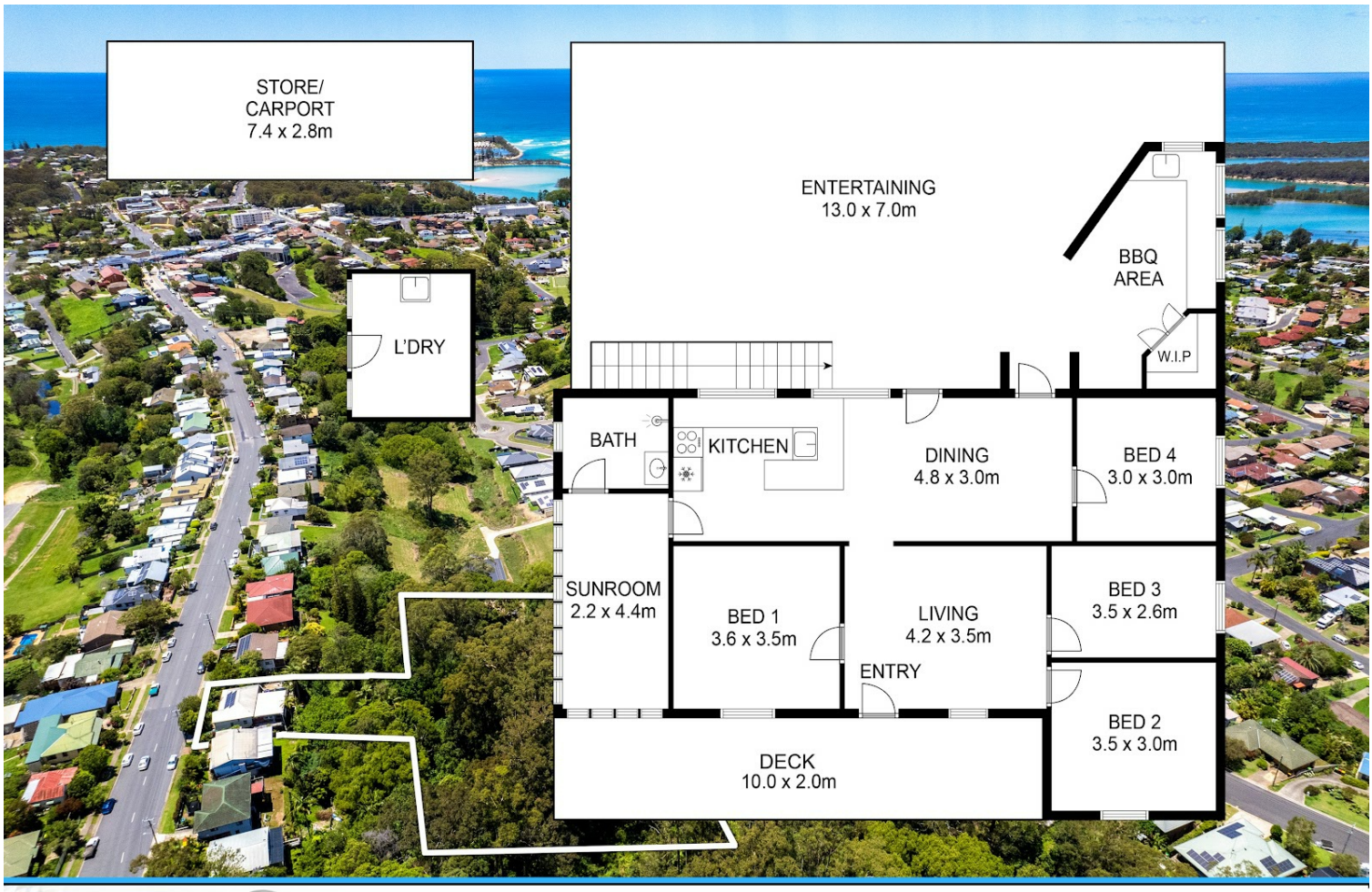
4 BED | 1 BATH | 4 CAR

PRICE:
$950,000

OPEN FOR INSPECTION:
N/A



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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.

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