

# 1 Clarkson Street, Nabiac, NSW 2312



## House For Sale

Wednesday, 6 December 2023

1 Clarkson Street, Nabiac, NSW 2312

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 5817 m2

Type: House



StevieLee Taylor  
0488064615

**\$699,000**

R&R Property are humbled to present this nostalgic 1940's weatherboard home, situated in the North end of the Nabic Village on a generous 5,817m<sup>2</sup> block. Step into a home adorned with features from an era when high ceilings and wooden flooring was the norm, each room exuding warmth and timeless memories. The lovely Tallowood floors, flowing from the entry through to the main living areas, creates an inviting entrance that's as practical as it is visually appealing. The kitchen having outdoor access has fantastic potential to create an indoor/outdoor eating space, which would be a lovely addition to the current, semi-formal dining area, that flows from the kitchen creating a quiet dining experience. The living room being the hub of the home, has access to the study/front sunroom and includes the added comforts of reverse-cycle air-conditioning. Convenience is a massive attribute, being a short stroll away from the local cafes, specialist shops, park, convenience store, community swimming pool and sporting facilities. Whilst it may need a freshen up, this home is move in ready. Perfect for a family who needs adequate outdoor space, with room for a pool and would like to create a home they can call their own. Or a keen investor wanting to expand their portfolio. Homes on this block size are rare to come by in this beautiful village, don't miss out on this wonderful opportunity, we are priced to SELL! Features: • 3 bedrooms – Main with WIR & Ensuite • Tallowood Flooring • 10ft Ceilings • Study space that could convert to a temporary guest room • New Colourbond roof and insulation installed 2021 • Solar Panels x18 • External laundry off enclosed veranda • Woosters creek • 2 air conditioners • Town water & Septic • Large 5,817m<sup>2</sup> block For more information and inspection times please contact the exclusive agent Stevie-Lee on 0488 064 615 R & R Property makes no representations of the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps, and images are representative only, for marketing purposes.