

12 JOHN AVENUE, Nambucca Heads, NSW 2448



House For Sale

Wednesday, 15 May 2024

12 JOHN AVENUE, Nambucca Heads, NSW 2448

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 761 m2

Type: House

\$795,000

To enquire, please email or call 1300 815 051 and enter code 2326 Positioned on one large block within a short walk to Nambucca River, Bellwood Park, Golf Course, 5 minute drive to shopping centres, private and public schools and 5 minute drive to the beach, the house and tiny house provide the perfect location set within a coastal town. The main house has been renovated upstairs to a modern, bright, character-filled home showcasing some original architectural features. The upstairs renovation is complete and ready to move into. Enjoy a light, sunny, north facing elevated aspect with sea breezes to create your perfect coastal home. Downstairs has been partially renovated to create 3 bedrooms, a second living area, a large renovated second bathroom, and areas for ample storage spaces or create walk in wardrobes. Architecturally designed to create dual living homes and make the most of each space. Designed house plans are included. The house has been fitted with solar panels to reduce the energy costs of the home. The main house downstairs requires a little bit of building work to complete the bedrooms including wall, ceiling and floor lining and electrical work to redirect the existing lights and power. Or this space can be reconfigured to your liking by removing the stud frames and designing your own layout to best utilise the large area. The current Architectural house design is a total of 4 bedrooms, 2 living spaces, 2 bathrooms, 2 walk in wardrobes or storage areas once completed. Upstairs hosts an open layout including a new kitchen, new paintwork throughout, feature timber walls, an internal spiral staircase connecting to downstairs, new light fixtures and window furnishings. The house is situated on a hill, so catches the best summer breezes, plenty of northern warm sun, elevated outlook which creates a beautiful feeling of openness. The master bedroom is a great size with plenty of storage. A long carport is positioned at the rear of the house accessed via the shared driveway which is in addition to the home's driveway. If you prefer there is potential for a stand-alone garage positioned either in the back yard area or along the side of the house. Off-street parking is available. The Tiny House positioned behind the main house, is a modern, bright and airy not so tiny house with 2 loft spaces connected by a bridge, a full bathroom, a decent kitchen space, plenty of storage built in including 2 large mirrored wardrobes, space for a full size fridge and washing machine, a fold out dining table and a cosy living space under the loft. The finishes inside are of a high quality and modern design. The living area includes a reverse cycle air conditioner for year round comfort. The space speaks for itself. Outside is a large covered deck with an outlook over a very private fenced yard. There are double gates off a shared driveway to access the back yard. Imagine the potential uses for all of these spaces. Ideal for a large family with teenage kids wanting their own space, a small family with potential for income, or an investor with lots of potential for income. The options are endless! To enquire, please email or call 1300 815 051 and enter code 2326