

# 13 Charlton Street, Nambucca Heads, NSW 2448



## Sold House

Wednesday, 21 February 2024

13 Charlton Street, Nambucca Heads, NSW 2448

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



Corey Wong



Pamela Pearse  
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**\$720,000**

Delivering remarkable originality only minutes from sparkling beaches, rivers and township conveniences, its position can only be described as supreme...Pleasantly cherished by one careful owner, its era has been wonderfully sustained providing a floor plan intelligently zoned for family harmony. Positioned to invite the sun, the living areas impose easy transition - enticing memorable family and guest interaction and conversations over mealtime. Bathed in light, a lovely two-way timber kitchen offers plenty of bench space, electric cooking with peaceful flow to a northern faced dining and generous lounge room exposing intricate yesteryear cornicing. Comfortable in size, two of the three bedrooms are robed and privately spaced with the main spoilt with direct access to a sitting patio that addresses a peaceful backyard. Appealing in size and design, the bathroom provides enormous space for easy manoeuvrability perfectly suited for the elderly or disabled favoured by simple shower access. Dividing the bedrooms and placed at the rear of the home is a convenient office benefiting those working from home or alternatively a private study for the kids. A beneficial downstairs area provides sufficient workspaces or storage avenues for the keen home handyman with two storage/hobby rooms extended by a vast, fully covered and partially enclosed workshop connecting options for outside entertaining with direct access to a second bathroom combined with the laundry. A tandem carport offers generous off-street parking within an easily manageable 615m<sup>2</sup> block in a tightly held, enviable and highly sought after street. Nambucca Heads is situated on the Mid North Coast of NSW, halfway between Sydney and Brisbane. With a short 35-minutes' drive from Coffs Harbour and only 10-minutes to the neighbouring township of Macksville, Nambucca heads offers a relaxed laid-back coastal lifestyle with many services at hand including medical facilities and a choice of schooling for those wanting to relocate. Disclaimer: Whilst all care has been taken to ensure all the information provided on the property is correct, the agent/agency accepts no responsibility or guarantee to its accuracy. Potential purchasers must rely on their own investigations to ensure the property is suitable for themselves.