

# 139 River Street, Maclean, NSW 2463



## House For Sale

Monday, 30 October 2023

139 River Street, Maclean, NSW 2463

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 645 m2**

**Type: House**



Angus Suttor  
0266452222

## **Auction 25th November Midday**

139 River Street Maclean is a charming 3-bedroom, 1-bathroom river side cottage that presents the perfect opportunity for first-home buyers, investors looking for a property with potential to upgrade or downsizers searching for an appealing smaller home close to town with the bonus of water views. Situated on a 645 sqm block, the cottage was constructed mid last century and offers cosy, comfortable living spaces, with 3 carpeted bedrooms, a study /office and an appealing sunroom with river views. The kitchen has been upgraded over the years, is open plan to the living spaces and is air conditioned and very function. The main living area is air conditioned for comfort across the seasons and has a wood heater for warmth and character over the cooler months. Stepping outside you get to appreciate the fully fenced back garden and all the option at your fingertips such as a permaculture garden to grow your own produce, or an ornamental garden to be proud of. The garden is perfect for entertaining friends, family or simply relaxing in the sun. One of the standout features of this property is its location opposite the Clarence River with a flat walk to Maclean's CBD and all the towns amenities from the local pool and schools to medical services to mention but a few. For those looking to reduce their carbon footprint, this property also comes with solar panels, making it eco-friendly and energy-efficient. Don't miss out on this fantastic opportunity to own a piece of Maclean's real estate footprint and with the Auction process ensuring a fair and transparent buying process everyone will have an equal chance to secure this property. Contact us today to arrange a private viewing or attend one of the advertised open home leading up to the Auction on the 25th November 2023 and make this property your own!