

**3 Egan Street, Macksville, NSW 2447**

**nvproperty**

**Sold House**

Thursday, 12 October 2023

**3 Egan Street, Macksville, NSW 2447**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



David Winton  
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**\$580,000**

This two storey brick and tile home is conveniently located close to town, the river, boat ramp and more! Sitting on a large, level, 1012sqm block there's enough room for the kids, pets and/or a sizable shed. The dual sealed street frontage is very handy - with council approval, consider the possibilities of dual occupancy, subdivision, granny flat etc. FEATURES: \* 4 bedrooms \* 2 bathrooms \* Living areas on both levels \* Main kitchen upstairs and kitchenette downstairs \* Single carport and abundant off street space \* 1012sqm lot zoned R1 - General Residential, height limit 8.5m & minimum lot size 450sqm. \* Approx. 250m to the boat ramp, approx. 450m to town with pubs, clubs, newsagent, cafes and approx. 650m to sporting fields For further information regarding this property or to arrange an inspection please contact NAMBUCCA VALLEY PROPERTY (02) 6568 3096. All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research.