

**40 Clarence Ryan Avenue, West Kempsey, NSW  
2440**



**Sold House**

Monday, 11 September 2023

40 Clarence Ryan Avenue, West Kempsey, NSW 2440

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 581 m2**

**Type: House**

**\$375,000**

Are you searching for a charming, cosy 2-bedroom, 2-bathroom weatherboard home that ticks all the right boxes? Look no further, as we present this gem ideally located just moments away from local schools, sporting fields, and the Kempsey CBD. This delightful property has a warm ambiance and welcoming atmosphere with features like timber flooring, air conditioning, ceiling fans, a fireplace, solar system and a second shower and toilet in the laundry. Safety and security are paramount, and you can rest easy knowing that this home boasts a securely fenced backyard, providing a private sanctuary for children and pets to play freely. There is also a bonus shower and toilet in the laundry. As an added bonus, this property is currently tenanted, offering an attractive investment opportunity. With the potential to increase the rent to at least \$380 per week, you can secure a steady stream of rental income while watching your investment grow. It's a win-win situation! Don't miss out on this fantastic opportunity to make this delightful house your new home sweet home or a lucrative addition to your investment portfolio. Act quickly and schedule a viewing today to avoid disappointment! **DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable we cannot however guarantee its accuracy and interested parties should make and rely on their own enquires