

# 47 Cameron Street, Maclean, NSW 2463



## Sold House

Wednesday, 11 October 2023

47 Cameron Street, Maclean, NSW 2463

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 784 m2

Type: House



Grant Gillies  
0266462400

**\$650,000**

Welcome to 47 Cameron Street, a unique opportunity to secure a large family home or dual income investment opportunity nestled in the picturesque town of Maclean. This versatile property offers an enticing opportunity for homeowners and investors alike. With a thoughtfully designed layout, 47 Cameron Street presents a unique combination of a spacious three-bedroom residence upstairs and a fully self-contained three-bedroom unit downstairs, complete with a dependable long-term tenant. **Property Highlights:**

- 1. Dual-Income Potential:** This property is a savvy investor's dream. The self-contained unit downstairs, with its established long-term tenant, offers a consistent income stream. Whether you're looking for a dual-income investment property or the chance to offset your mortgage, this property provides flexibility and financial stability.
- 2. Spacious Living:** The upper level features a comfortable three-bedroom residence, offering plenty of space with a large covered outdoor area at the rear of the home and a generous balcony off the front of the home. Enjoy open living and dining areas, a well-appointed kitchen, and the convenience of all bedrooms on the same floor.
- 3. Prime Location:** Situated in Maclean, this home enjoys easy access to local schools, shops, parks, and the scenic Clarence River. Additionally, easy access to transport and nearby amenities ensures that you have everything you need within reach.
- 4. Outdoor Entertaining:** The rear of the home boasts an outdoor covered entertaining area, perfect for hosting gatherings, barbecues, or simply enjoying some quiet outdoor moments with family and friends.
- 5. Secure Parking:** With a double lock-up garage, you can keep your vehicles secure and have ample space for storage or a workshop.
- 6. Investment Potential:** Maclean's strong rental market and the dual-income potential of this property make it an attractive option for investors seeking stable returns.
- 7. Large Parcel of Land:** The property sits on a generous 784m<sup>2</sup> parcel of land, perfect for the keen gardener. Maclean is known for its peaceful ambiance and friendly community. You'll enjoy the relaxed lifestyle this town offers while still being within reach of larger cities like Grafton and Coffs Harbour. Don't miss out on this exceptional opportunity to secure a property that combines comfortable family living with a steady rental income. Whether you're planning to make it your home or add it to your investment portfolio, 47 Cameron Street, Maclean gives you options. We will see you at one of the upcoming open homes or contact us today to arrange a viewing and be ready to bid come auction day!

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