

**56 James Street, Murwillumbah, NSW 2484**



**House For Sale**

Saturday, 16 December 2023

56 James Street, Murwillumbah, NSW 2484

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Scott Reading

0401938937

**\$775,000**

Welcome to your new home, just a short stroll away from the heart of town. With a generously sized 873m<sup>2</sup> block and a range of fantastic features, this property is a great opportunity to get into the market for first home owners and a smart investment in today's real estate market. Key Features:

- ▣ Prime Location: Enjoy the convenience of walking to town, with shops, restaurants, and entertainment options just minutes away.
- ▣ Spacious Block: The property sits on a large 873sq.m block with dual access from both the back and front of the lot, offering versatility and room to move.
- ▣ Ample Living Space: This home features 3 bedrooms and 2 bathrooms, providing ample space for you and your family. The 2 living areas offer versatility and room for relaxation.
- ▣ Enclosed Rear Deck: Step outside onto the covered rear deck, where you can unwind and enjoy outdoor living in a private and tranquil setting.
- ▣ Classic Charm: The wooden floors and charming front enclosed verandah add character and warmth to the living spaces.
- ▣ Potential for Expansion: With internal access to the downstairs area, there's room for a workshop, garage, and storage. Plus, the block has potential (subject to Council approval) for the construction of a second dwelling, making it an attractive option for investors or those looking to expand in the future.

Don't miss your chance to own this piece of history with endless possibilities. Contact us today to arrange a viewing and make this charming home your own!

**Disclaimer:** All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to First National Real Estate by third parties. Information should not be relied upon and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.