

**7 Royan Street, Johns River, NSW 2443**

**Sold Other**

Friday, 1 September 2023



7 Royan Street, Johns River, NSW 2443

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 3 m2**

**Type: Other**

## Contact agent

This privately positioned three-bedroom home sits amongst sprawling lawns, established orchards and a natural bushland border. The western section of the property offers an open, level paddock which would be perfect for the equine lover. The home features single-level living, three bedrooms, one bathroom and a large country kitchen. Attached under the same roofline is a large rumpus and study, which is ideally re-purposed as another two bedrooms, extra lounge or perhaps conversion into self-contained accommodation. There is plenty of onsite shedding including a large carport and vehicle inspection pit. The zoning of this property is split evenly between RU1 Rural and RU5 Village. RU5 Village zoning permits subdivision and an entire host of home-based businesses (refer to the zoning definitions in the photos for further detail). Additionally, RU5 zoning presents the potential for subdivision, which may yield four to five building blocks at this site, subject to council approval. Positioned on the northern edge of Johns River with views of South Brother Mountain and Middle Brother Mountain, this location offers easy access to all the natural wonders of the Mid North Coast, including national parks, state forest, rivers and beaches. Property Facts Zoning: RU1 and RU5 Size: 3.33 ha / 8 acres Water: Tank Sewer: Onsite Power: Mains NBN: Available Council: Mid North Coast Council Garbage: Weekly Nearest Rail: Kendall (approx. 15 minute drive) Nearest Airport: Port Macquarie (approx 35 minute drive) Nearest Supermarket: Lakewood Shopping Centre (approx. 15 minutes drive) Nearest Primary School: Moorland, Hannam Vale or Kendall Nearest High School: Camden Haven High School Please note: Information contained is sourced from third party sources, buyers should make their own enquiries to verify accuracy.