

**95 Macleay Street, Frederickton, NSW 2440**



**House For Sale**

Thursday, 7 March 2024

95 Macleay Street, Frederickton, NSW 2440

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2004 m2**

**Type: House**



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## AUCTION - 12 APR 2024

Located in Frederickton, the perfect package awaits - 2004sqm block with huge potential, including an established 4-Bedroom home plus garage/shed, this property offers development potential with a sought after location all within a flood-free position. There's a wonderful thing about Fredo, not just its unique village lifestyle or that it's right by the river, with easy access to a boat ramp, or the fact that there's a local Primary School, golf club, general store, cafes and pub all within moments of each other. But council have zoned Frederickton "R5 Village" and with that the options are almost limitless (STCA). So subdivide, add another home or a block of units or even set up a commercial space - this is a property you could do almost anything with. The original brick and tile home, while a little dated, but neat and tidy and would provide a comfortable liveable home, features 3 good sized bedrooms, a large galley-style kitchen, bathroom and living/dining area. With only a few changes, maybe a lick of paint and some new flooring, this property would come up wonders. An extension to the home includes a 4th bedroom, 2nd bathroom and large second living area plus laundry. The house is fenced separate from the rest of the property, with a small covered verandah off the back of the home. With backyard access available, a 2-car garage/shed you can set-up/store all the tools and equipment you'll need to get the job done. Whether that be renovating, re-develop or just move-in and live - this property ticks so many boxes, we can't wait to see what you do. - Located on the high-side of Macleay Street, with views of the valley- 2004sqm block- R5 Village zoning- Development potential- Backyard access- Solid 4 Bedroom home- Fully-fenced property - Easy access to the Freeway (35min to Port Macquarie, 1hour to Coffs Harbour)If you've ever thought about living in Frederickton or don't mind a bit of work and would like to reap the rewards of this big block in a sought after location, contact us today. This property is going to Public Auction on Friday, 12 April 2024 at 1pm at the Kempsey Macleay RSL - view this property at one of our open homes. **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 enquiries. \* Borders are indicative only