

**1 Roderick St, Maclean, NSW, 2463**



**House For Sale**

Monday, 12 August 2024

1 Roderick St, Maclean, NSW, 2463

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## All the Ingredients for a Comfortable Maclean Life!

1 Roderick Street, Maclean combines a smorgasbord of ingredients to ensure the next resident will enjoy all the flavours of living in Maclean. Let's list what makes this property such a tasty option for those looking at this vibrant riverside township as a place to reside or invest.

**LOCATION** - On the first ridge on the Northeastern side of the township. The rare combination of being flood free and yet a flat stroll to the town CBD, just over 1km.

**OUTLOOK** - Enough elevation to provide an excellent outlook over 36 acres of playing fields and to the hills and hinterland beyond. The oval doubles as a great playground for your children to grow.

**MINIMAL NEIGHBOURS** - Located on a corner block, with a public reserve directly across the road, your immediate neighbours are decreased, and privacy increased, so rare in a heart of town location.

**CONVENIENCE** - Facilities in walking distance are just the start. Lowset access to the elevated home via the car shed makes living here easy regardless of age or mobility.

**COMFORT** - The home itself has been upgraded in a number of areas and includes an open living area, 3 bedrooms and 2 bathrooms to cater for a growing family or when visitors arrive. Extra garaging and room for more off-street parking if required, and even a great wine cellar already in place. A 6.6kw solar power system feeding credits to the grid will help keep the power bills down as well.

**FUTURE** - Maclean itself has a big future with the new motorway between here and the QLD border now open, access to and from that region has led to improved property values in the district. The fact that the new motorway passes right by Maclean while other traditional centres are bypassed, the future growth of Maclean and surrounding areas appears to be assured.

**OWNERS ATTITUDE** - It has been a great rental investment for our owner the entire time with virtually a 0% vacancy rate. The time is now right to liquidate this asset and he is willing to meet the markets expectations.

Location - Outlook - Minimal Neighbours - Convenience - Comfort - Future - Owners Attitude are all the ingredients for you to cook up a brilliant lifestyle in Maclean. Come to an inspection and let us know what those ingredients are worth to you!