

**116 Macleay Street, Frederickton, NSW, 2440**

**Harcourts** The Rocks

**House For Sale**

Thursday, 31 October 2024

116 Macleay Street, Frederickton, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Rare Opportunity – Perfect Downsizer Or First Home In Popular Frederickton!

Looking to downsize, invest, or purchase your first home? This low-set brick gem in the heart of Frederickton offers everything you need!

Step into the well-designed home in its original condition, with an air-conditioned living area and combined kitchen/dining areas that flow seamlessly out to the covered large Queensland room giving you additional dining/living space. All three bedrooms are generously sized, with the main bedroom featuring a split system air conditioner and ensuite for added privacy.

This property is perfect for anyone seeking low maintenance living in a sought-after location.

### Features:

- Three good-sized bedrooms, all with built-in robes
- Master bed with air conditioning and ensuite
- Comfy living room with air conditioner
- Combined kitchen and dining
- Large 4 x 6 metre secure single lock-up garage with internal access
- Views of the Macleay River
- Low-maintenance gardens
- Single level living on a 631 m<sup>2</sup> Block
- Solar panels for energy efficiency
- Vacant possession available
- Rental appraisal \$450 to \$480
- Rates approximately \$3748.92 PA

### Shopping & Lifestyle:

- Only minutes' drive away to Kempsey CBD, Woolworths, Big W, and specialty shops
- Head north to the boutique little village of Gladstone and spectacular beaches of South West Rocks only 30 minutes away
- Public transport only a short stroll from your front door for added convenience

This is a rare opportunity to secure a home in the highly sought-after suburb of Frederickton! Ideal for downsizers, first-time buyers, or investors alike.