

**2/13 Blue Gum Street, Nambucca Heads, NSW 2448**



**House For Sale**

Friday, 5 July 2024

2/13 Blue Gum Street, Nambucca Heads, NSW 2448

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 496 m2**

**Type: House**



Glenn Mitcham

**\$625,000**

A rare find is a Duplex of this size and calibre, located within a quiet pocket of Nambucca Heads. Brick and tile providing a low maintenance home or investment. The size and what this home offers can only be appreciated upon inspection. The home has just received a renewal with some new floor coverings and a fresh coat of paint. The living room is very comfortable with the choice of connecting a gas heater for winter warmth or the ability to use the reverse cycle air conditioner for personal climate control. The master bedroom will easily cater for a king size bed with loads of space, while the walk-in robe and ensuite would have to be one of the biggest you'll find within a home of this era. The remaining two bedrooms are comfortable, while a walk-in storeroom provides space to keep rooms uncluttered. Two bathrooms are available upstairs (including ensuite) while a third shower and toilet are also available downstairs within the laundry. Outdoor covered entertaining is private, with fenced rear yard, established gardens and a garden shed. Remote garage door accesses the single lock up garage with easy internal access to the home. Ability to utilise nearby walking paths to local schools, shopping plaza and Bellwood Park. To schedule your personal inspection, please contact Glenn Mitcham at Valla Real Estate. DISCLAIMER: Whilst we deem this information to be reliable the agent cannot guarantee its accuracy and accepts no responsibility for such. Interested persons should rely on their own enquiries.