

34 Nugget Street, Diggers Camp, NSW, 2462



House For Sale

Monday, 14 October 2024

34 Nugget Street, Diggers Camp, NSW, 2462

Bedrooms: 4

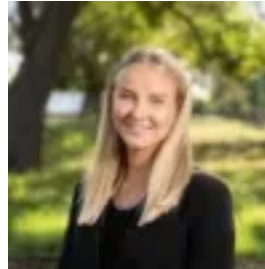
Bathrooms: 2

Parkings: 1

Type: House



Jake Kroehnert
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Brooke Corbett
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COASTAL BEAUTY TO WELCOME NEW OWNERSHIP

Auction Details:

Wednesday 6th of November 6.00pm

Grafton District Services Club

Building & Pest Inspection Reports Available Upon Request

Nestled within the exclusive and serene Diggers Camp, 34 Nugget Street offers a unique and captivating living experience. This once-in-a-lifetime property, set on a 531m² block (approx.), is perfectly positioned to blend uninterrupted ocean views with the tranquillity of lush surrounding bushland. Known for its tightly held community, with approximately 40 properties, Diggers Camp presents a rare opportunity to own a piece of this secluded enclave. Real estate in the tightly held community of Diggers Camp is rarely offered to the marketplace. The few transactions here have typically sold via word of mouth only. Please disregard previous advertisements, and do not perceive this property to be beyond your reach based on what you see. This is an auction you do not want to miss.

This immaculately maintained home showcases brick-rendered walls and a tiled roof, exuding a classic yet robust architectural style. Upon entering, you are greeted by a spacious living area that boasts stunning ocean views, seamlessly extending into a dining space and a timber kitchen equipped with modern amenities. The highlight of the living area is the large back deck overlooking pristine bushland, offering a peaceful retreat for relaxation or entertainment. The upper level of the home features three well-appointed bedrooms, two of which include built-in robes and direct access to the front balcony—a perfect spot to enjoy a morning cup of coffee while taking in the ocean scenery. A centrally located bathroom serves the upstairs living space. The thoughtful design of the home takes full advantage of the easterly oceanfront aspect, with the current owner having lasting memories of whale watching from the comfort of the living room. Please refer to the floor-plan and 3D tour provided for an understanding of the layout.

The lower level of the property is designed with flexibility in mind, comprising a single lock-up garage, a storage room, a fourth bedroom, a large rumpus room, a laundry, and a second bathroom. This area opens onto a large undercover patio, enhancing the living or entertainment space. With the potential for conversion into independent living quarters by adding a kitchenette, the downstairs area offers lucrative possibilities for rental through Airbnb, either as separate units or combined with upstairs living quarters, catering to different lifestyle needs.

Fully equipped for off-grid living, this property includes a 50,000-litre underground water tank, additional garden tank, septic system, solar hot water, and a stand-alone solar system complemented by a Honda generator. These features ensure a sustainable and eco-friendly lifestyle while minimizing environmental impact and living costs.

Just 40 minutes from Grafton and a mere 10 minutes from the amenities of Minnie Water and Wooli, which include fuel stations, general stores, and pubs, 34 Nugget Street combines the advantages of seclusion with accessibility. Surrounded by national park, protecting it from further development of 'overcrowding' that is being seen in other coastal communities. Approximately 3.5 hours from Brisbane and 6 hours to Sydney, Diggers Camp is an easy and well hidden holiday destination for those looking to enjoy themselves or invest.

Notable features include:

- 531m² block (approx.)
- 4 bedrooms
- 2 bathrooms
- Multiple living spaces indoor & outdoor
- Solar hot water system
- Stand-alone solar system & generator
- 50,000L underground water tank

- Single garage
- Uninterrupted ocean views
- Long term and holiday rental options

With the owner committed to downsizing, this property is set to be sold at auction on the 6th of November. Given the rarity and desirability of properties in Diggers Camp, this auction presents a significant opportunity for prospective homeowners and investors alike. For those seeking a distinctive and sustainable coastal lifestyle, 34 Nugget Street, Diggers Camp, is an opportunity not to be missed. Contact The Jake Kroehnert Team from Ray White TKG on 0422 260 192 to declare your interest and to book your inspection.

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.