

**35 Union St, Maclean, NSW, 2463**



**House For Sale**

Monday, 2 September 2024

35 Union St, Maclean, NSW, 2463

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Prime location and views - dream the possibilities!**

You will fully understand how good this property is when you walk around the back and experience the perfect north aspect and the sweeping river and mountain views. North-east breezes cool the house in summer, whilst Maclean hill supplies relief from cold southerly winds in winter. The perfect place to live, relax and entertain.

The quiet location is as good as Maclean has to offer. Well above the flood plain, but not too high up the hill, it allows you to walk to all this vibrant town has to offer. The primary schools, sporting fields, shopping centre, tennis courts, bowling club, public pool, hospital and the mighty Clarence River are all at your fingertips.

The Northern Rivers lifestyle surrounds you as Maclean is only 20 minutes to Yamba/Brooms Head beaches and local national parks, one hour to Ballina/ Byron airport and two hours to the Gold Coast.

The home is well built with brick exterior, solid structural frames and polished timber floors. Three bedrooms, two bathrooms, including an ensuite, multiple living areas and a rear verandah makes this a great family home. A compact kitchen opens to both the dining and lounge areas. Spectacular views can be enjoyed from inside the house. Ceiling fans, air conditioning and solar power complement a life of comfort.

Downstairs is a double garage, laundry, toilet, storage space and covered entertainment area with direct access to a good sized fully fenced yard and landscaped garden. The house is ready to move in and enjoy as it is.

For those with vision it is easy to imagine some enhancements to increase the value of this property as a home. There is plenty of room to extend the outdoor entertaining areas and still have space for a pool.

You must inspect this house if you are in the market for position, aspect and easy access to town. Properties like this are highly sought after and hard to find. Get along to the open home to fully understand what is on offer and plan how your future would be lived at this prime location.

An auction on 10 October 2024 will determine what this property is worth to you. Be prepared to make the most of this opportunity.

NOTE -Pre Purchase Building and Pest Inspection Reports available upon request.