

# 36 Blue Gum Street, Nambucca Heads, NSW 2448



## House For Sale

Wednesday, 10 July 2024

36 Blue Gum Street, Nambucca Heads, NSW 2448

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 622 m2

Type: House



Pamela Pearse  
0438687306



Corey Wong  
0499552819

**\$659,000-\$679,000**

Perfectly located for easy living in a central locale, this well-presented dual-level home offers generous space indoors combined with low maintenance outdoors just moments from the town's fantastic amenities, welcome to 36 Blue Gum Street...A timeless facade greets you on arrival and leads into an inviting entrance foyer graced with a light filled lounge and seamless flow into the kitchen, dining and lovely rear deck that overlooks a natural bushland setting. Sporting privacy, three robed bedrooms preside on the upper-level merging with a bright main bathroom and separate toilet. The ground-floor uncovers a fourth bedroom, work-from-home office, or teenager hide-out with a second combined bathroom/laundry with generous remote garage space.- Low maintenance 622m2 block in a sought-after street- Short distance to both primary and secondary schooling- Refreshed split-level family home with new paint and carpets- 5 minutes to glorious beaches, rivers, boardwalks, golf and shops- 35-minutes to Coffs Harbour, Hospital and Airport- 12-minute's to Macksville's pretty township and Hospital- Inviting investment opportunity returning approximately \$550.00 per week Perfectly attuned to comfortable living yet offering scope to add further value with a contemporary makeover, it's undoubtedly a well-zoned accommodation choice for family living in a tranquil and peaceful pocket of Nambucca Heads. Disclaimer: Whilst all care has been taken to ensure all the information provided on this property is correct, the agent/agency accepts no responsibility or guarantee of its accuracy. Potential purchasers must rely on their own investigations to ensure the property is suitable for them.