

**37 Mill Street, Krumbach, NSW, 2429**



**House For Sale**

Friday, 9 August 2024

37 Mill Street, Krumbach, NSW, 2429

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Cameron Steele

## **Tiny Homes Subdivision Potential**

Picturesque gently undulating small Acreage block on the edge of Krumbach Village; mostly cleared with a few mature gums at the rear; suitable for a future home, and would also suit someone seeking a home base to enable some traveling & or for parking a caravan, boat, truck or trailer.

Set on approx 2 acres the property features 2 tiny homes both with modern kitchens, 2 bedrooms, bathrooms and all services connected including power, town water and enviro cycle septic. Separate to the homes are an existing 3 bay open color bond shed with concrete floor and other assorted multipurpose shedding for storage purposes

With a 58 mtr road frontage and a maximum length of 151mtrs, this property provides endless potential for a builder, developer or investor seeking a secure block for future subdivision purposes

The property is in the process of being cleaned up, as the last photo will show a true indication of how the property will present upon the removal of all in sundry assets

Ideally located on the main tourist drive, halfway between Gloucester and Taree, & only a short distance to the local krumbach village amenities-pub, post office & coffee shop; 15 minutes to the Pacific Highway Nahiack, and 35 minutes to Forster

Your Inspection is invited

Property Code: 734