

**4 Nicholson Street, South Kempsey, NSW, 2440**



**House For Sale**

Wednesday, 31 July 2024

4 Nicholson Street, South Kempsey, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## **GREAT LOCATION, ON THE EAST SIDE, QUIET NO THROUGH STREET, MASSIVE BLOCK – 949 sqm**

Located in one of the quietest, least known little sections of town – Nicholson Street on the 'Eastern' side of Lachlan Street. Yes, take a trip and go see for yourself, it's a great spot to live – a hop-skip-jump to General Store/Café, Fuel Station, Doctors Surgery, Bottle Shop and it's only around 1.2km to the Kempsey CBD.... And, it's only 4km to the Freeway Access and 30minutes to Port Macquarie.

This charming and very solid character home has the much adored high ceilings and what is uniquely special and worth noticing is the expenditure on replacing the old interior walls and ceilings with Gyproc plaster board – so it's all nice and modern inside.

Also, the bathroom and kitchen are both less than 5 years old and all the windows are powder coated aluminium – so really there's no work to do to this home unless you want to paint your own colours and change any floor coverings.

Even the wrap-around verandah is a suspended concrete slab, so it will last your lifetime and shouldn't have any maintenance needed at all.

And just check out the size of the block, wow, 949sqm! That's amazing! Imagine all that space for you, the kids, the dogs, the vegies and the chooks, or for a big shed, a pool, a second dwelling or a subdivision.

- Massive block - 949sqm
- Very solid character home: 3 bedrooms, 1 bathroom,
- Pressed aluminum roof
- Vinyl cladding over hardwood weatherboards – never paint again!
- Concrete wrap-around verandah + concrete rear porch.
- Powder-coated aluminum windows all around
- Relined internal walls & ceiling with plaster board
- Hardwood floor boards under carpet
- Formal lounge room with reverse cycle air conditioning.
- BED 1: built-in robes + ceiling fan + 2 windows for cross breeze
- BED 2: ceiling fan
- BED3: bright and sunny with internal and external access (perfect as a work-from-home).
- Near new kitchen
- Near new bathroom
- 2nd toilet off rear porch
- Laundry room off rear porch
- Store room off rear porch
- Full concrete drive way
- Separate double garage with drive-through access o rear yard (3 roller door in rear of shed).
- Extra garden shed
- Chook yard

This one is a big MUST SEE! Call any day, anytime.