

**62 Wallace Street, Macksville, NSW, 2447**

**House For Sale**

Tuesday, 10 September 2024

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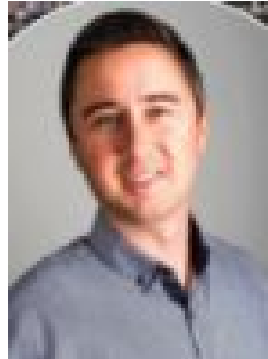
**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Lyndal Butler  
0265683096



David Winton  
0439408835

## **INVEST OR STARTER..!**

Currently rented for \$420 per week this is the perfect entry point investment or first home. Offering frontage to both Wallace Street and Mary Street along with R3 zoning, there is potential for future development (subject to council development application and approval).

### **FEATURES:**

- 2 bedrooms plus office/sleepout
- High ceilings and vinyl flooring
- Practical, open plan kitchen/dining area
- Single off street parking
- Street frontage to both Wallace St and Mary St
- Currently tenanted for \$420pw
- Zoned R3 (medium density residential with a 10m height limit and a 1:1 floor space ratio.
- Currently tenanted for \$420pw
- 455m2 block

Conveniently located in the heart of town and within easy walk to both Primary and High Schools and within 450m walk to Macksville's CBD.

For further information regarding this property or to arrange an inspection please contact NAMBUCCA VALLEY PROPERTY on (02) 6568 3096

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