

**7 Hallidise Street, Nambucca Heads, NSW, 2448**

**nvproperty**

**House For Sale**

Tuesday, 14 January 2025

7 Hallidise Street, Nambucca Heads, NSW, 2448

**Bedrooms: 3**

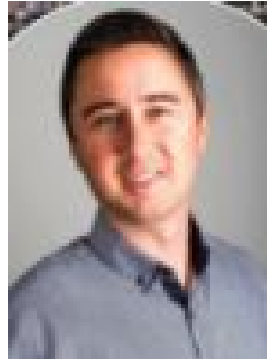
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Lyndal Butler  
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David Winton  
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## CHARMING EAST SIDE RESIDENCE

This east side home is in a prime central location on a large 948m<sup>2</sup> block with side access offering fabulous potential for the future. The residence boasts beautiful period features including hardwood timber floors, generously sized bedrooms, high ceilings with ornate cornicing and timber windows, all contributing to its warm, inviting feel.

The generous 948sqm lot is zoned R3 - Medium density, so consider, with council approval, the possibilities of dual occupancy, subdivision or perhaps a unit or townhouse development in years to come.

### FEATURES:

- 3 generous bedrooms with built in robes
- Ensuite off the main bedroom with a bath tub
- Main bathroom features easy access shower suitable for the aged or disabled
- Ramps at both the front entrance and from the car parking area to cater for all ages and abilities.
- North facing lounge room with wood fire place
- Dining room perfectly central between the kitchen/ lounge room and offering R/C air-conditioning
- Practical kitchen with granite bench tops, freestanding cooker /dishwasher and pantry
- Sunroom off the kitchen at the rear
- The vast, light filled, private front entertaining deck provides for comfortable outdoor living
- Store room plus spacious under house storage beneath
- Double carport plus side access to the rear yard
- Fully fenced yard
- 948 sqm block zoned Medium Density, 8.5m height limit, a floor space ratio of 0.75:1 with a minimum lot size of 450m<sup>2</sup>.

Conveniently and centrally located to beaches, Primary School, clubs , sporting fields and main street shopping.

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

All information contained herein is gathered from sources we consider to be reliable. Whilst every care has been taken in obtaining the information no warranty is given as to the accuracy. Interested parties should rely on their own investigations and research. Boundary markings on images are indicative only.