

**75 Sea Street, West Kempsey, NSW, 2440**



**House For Sale**

Friday, 25 October 2024

75 Sea Street, West Kempsey, NSW, 2440

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## YES, IT'S TRUE, YOU READ THE PRICE RIGHT – THIS IS YOUR OPPORTUNITY

This is a great opportunity not to be overlooked.

At this price you'd expect it to be in a different location, but do expect work to do – that should be obvious at this price!

We have one of the funniest, craziest floor covering attempts – but underneath the three layers is the original hardwood floors..... if only you could see them the impression you get would be 100% better.

And then there is the styrofoam biscuit ceilings, yeah not common but I have seen it a few times before – it may be the case you rip off the ceilings and replace.

Internally, it would be needing painting and floor coverings, window dressing, light shades and some wall paneling is loosening (it's just thin timber veneer) and could do with re-setting or replacing with plaster. There is Styrofoam tiles stuck on the ceilings in the original part of the home (yeah it was a thing in the 70's and 80's). It just needs a refresh. There may be a bit of basic plumbing and some electrical wiring/power points to fix.

The bathroom, kitchen and laundry are fine really – the bathroom is only a few years old and the kitchen is a nice solid timber country style kitchen.

On the external, the home could do with a few cover strips and trim, some fresh paint, and some garden pulled away. Well, the little add-on entry foyer could do with rebuild but that's not a huge job really.

The iron roof is good.

Essentially the property looks worse than it is because the lawns and gardens and all the 'stuff' in the little shed takes your attention.

The house will surprise you how big it is when you walk in – there's a big extension at the back! So yes, it has two separate living areas!

The property is flood-free and in a good neighbourhood, close to hospital/general store/high schools and bowling club.

- 569sqm block – yard needing clean up
- Deceivably larger-than-it-looks home needing work
- 3 bedrooms, 1 bathroom, 1 carport
- 2 separate living rooms
- Country-style timber kitchen
- Modern bathroom
- RC air conditioning
- Carport
- Storage shed

So only come to inspect if you don't mind rolling your sleeves up to do some work or have some extra coin to pay for the work. Or go buy a house for a similar price in a much worse location.

Be quick, because this is a price you don't see in good areas often.

Call us any day, anytime.