



Property Brochure



Property:
10 Station Street, Macksville

Serena Sutch

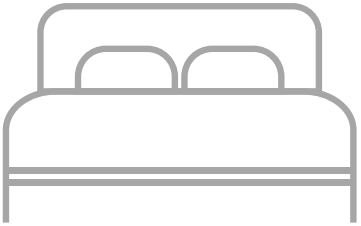
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Property Particulars

10 Station Street, Macksville

 4

 1

 2

PRICE\$720,000 - \$760,000

TITLELot 11 DP 562381

LAND SIZE645m² approx

TENANCYVacant Possession

METHOD OF SALEPrivate Treaty

COUNCIL RATES\$2,787.86 p.a approx

ZONINGR3 Medium Density Residential

PROPERTY TYPEHouse



Property Description

Elevation, Style & Grace in Corner Position

A beautifully maintained family home offering space, privacy, character and an elevated position.

Proudly positioned on a *645m² corner block, this beautifully cared-for brick and tile home combines timeless appeal with the practical comforts of modern family living. With mountain views to the west, refreshing coastal breezes from the east and established gardens surrounding the home, this is a property that truly needs to be experienced to be appreciated.

Solid brick and tile homes of this calibre are increasingly hard to find, particularly those that have been lovingly maintained and thoughtfully updated over the years.

With four generous bedrooms upstairs, plus a versatile office, fifth bedroom or additional living space downstairs, this home provides plenty of room for a growing family, guests, working from home or enjoying your own space. The north facing verandah creates an inviting formal entrance, complemented by a private and leafy outlook. Once you enter the home from the formal entrance you will notice the double timber doors to the left leading to the lounge room, designed for relaxed family living and entertaining. This living area also features double glass doors facing north, air conditioning, a ceiling fan and a gas point for heating which provide year-round comfort, whatever the season.

Hardwood flooring offers a timeless nod to an era when homes were built with longevity in mind. Fresh paint, new downlights and ceiling fans add a contemporary touch, making the home ready to move straight into.

At the heart of the home, the bright and modern kitchen features a five-burner gas stove, double sink, breakfast bar, generous pantry and abundant storage. Offering everything needed for busy mornings and relaxed gatherings alike.

The adjoining dining area creates a natural connection between the kitchen and living spaces, with glass sliding doors opening to the large undercover entertaining area.

Positioned privately at the rear of the property and set back from the road, this outdoor space is ideal for entertaining family and friends or enjoying a quiet afternoon at home.

Bedroom one is light, bright and versatile. This space could serve as a bedroom, second living area or formal dining, depending on your needs. Double doors provide privacy from the dining area, while the northern and eastern windows attract natural light and coastal breezes.

The laundry is neat and functional, with built-in cabinetry and convenient access to the rear door. Bedroom two is generously proportioned and features three built-in robes, a ceiling fan and a desirable north-facing aspect.

Along the hallway, a double built-in linen cupboard provides additional storage and practical convenience. Centrally positioned, the bathroom features a generous shower, vanity and child-friendly bathtub, plus a separate toilet.

Bedroom three is another spacious room, complete with a ceiling fan, northern aspect and mountain views. While it does not currently feature a built-in robe, there is ample space to add one.

Property Description

Bedroom four enjoys a wall of built-in storage, a south-western aspect and elevated mountain views. Enjoying natural breezes and outlook while maintaining privacy from the street below.

Downstairs via the internal stairwell, a double lock-up garage with a remote-controlled door, solid brick construction and concrete flooring. There is access to the substantial under-house storage area, providing plenty of room for tools, equipment and anything else you may accumulate.

A second toilet and vanity add further convenience to this level.

For those working from home, the additional downstairs space is particularly appealing. Bright and airy with garden and mountain views, it has been designed as a home office but could easily be a fifth bedroom, additional living room, guest space or hobby room.

A custom barn door, fresh paint, new ceiling fan and modern downlights add both character and functionality to this versatile space.

Positioned on the high side of the street and occupying a corner block, the home enjoys an elevated position, additional privacy and established gardens and trees.

The gently sloping lawns assist with natural drainage, while the two-level design provides an impressive street presence and convenient single-level access from the rear of the block.

Enjoy the convenience of being a short walk to shops, schools, cafes – everything!

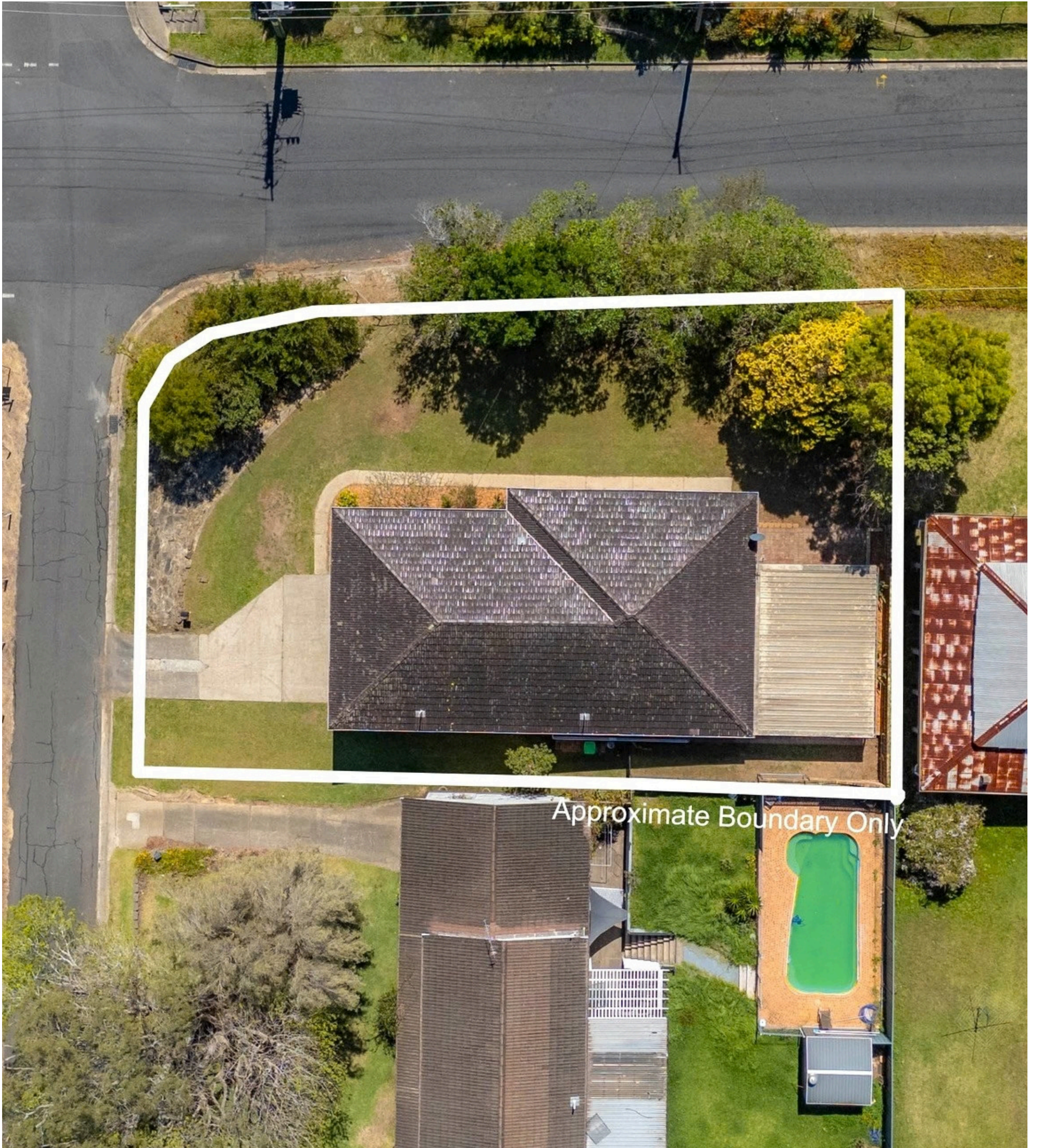
Notable features:

- Four generously sized bedrooms upstairs
- Double lock-up garage with remote door and internal access
- Versatile downstairs space with a custom barn door, fresh paint, new fan and downlights
- Off-street parking, elevated *645m² corner block, established gardens, trees and lawn
- Modern kitchen with five-burner gas stove, double sink, breakfast bar and abundant storage
- Adjoining dining area leads to the outdoor undercover entertaining space
- Formal lounge with double glass doors opening to the verandah
- Air conditioning, ceiling fan and gas point in the lounge room
- Hardwood flooring, freshly painted, new ceiling fans and downlights throughout
- Bathroom with large shower, vanity and bathtub plus separate toilet
- Second downstairs toilet and vanity
- Functional laundry with built-in cabinetry
- Extensive under-house storage
- Mountain views and refreshing coastal breezes
- Conveniently located close to shops, cafes and schools
- *500 metres to Macksville High School
- *300 metres to Macksville Public School

* = *Approximate only.*

Boundary

Approximate boundary



Approximate Boundary Only

Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for tourist accommodation and facilities compatible with the domestic scale and character of the locality.

2 Permitted without consent

Home-based child care

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

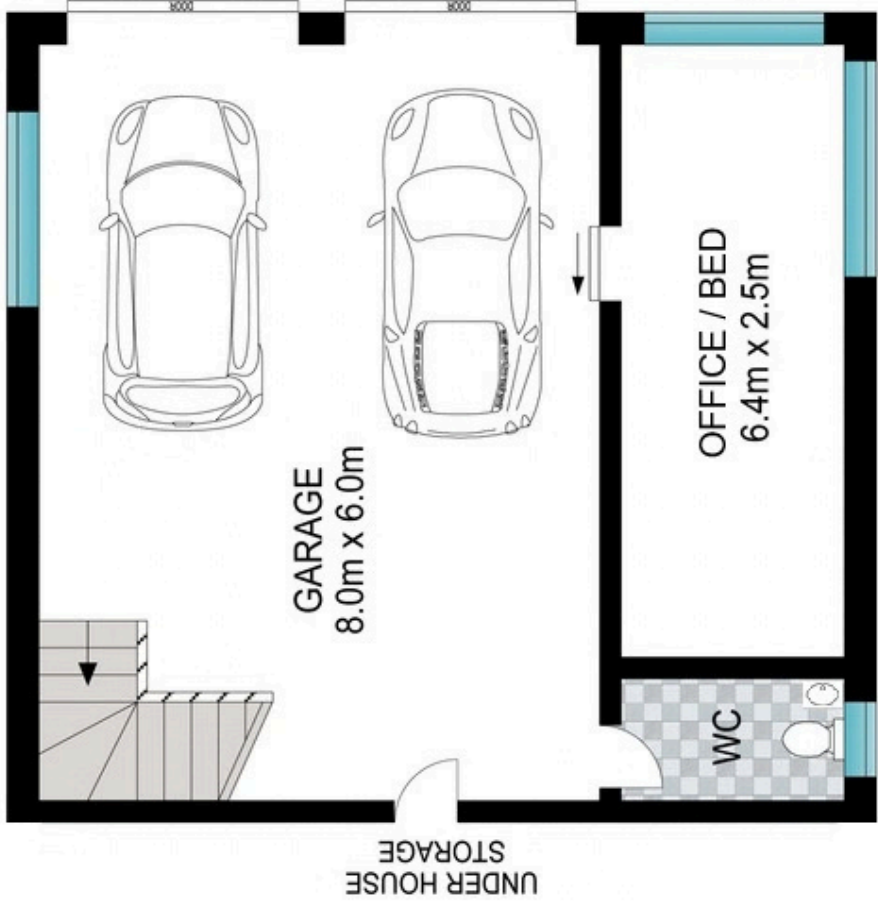
4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



UPPER LEVEL



LOWER LEVEL

INT: 232 m²
EXT: 83 m²

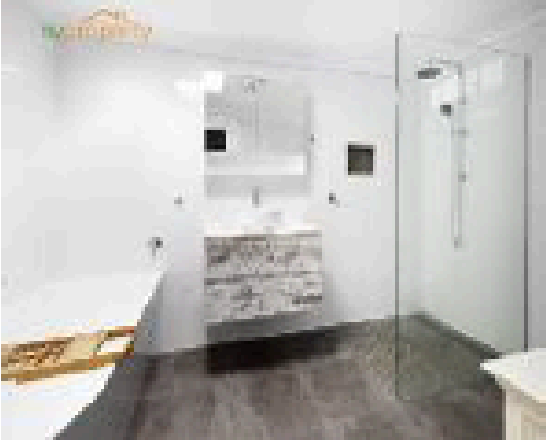
Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



10 Station Street, Macksville

Rental Appraisal

Nearby Rental Properties:

9 EGAN ST, NORTH MACKSVILLE 2447			 4	 1	 2
	Property Type: House Area: 1,012 m² RPD: 8/A/DP6924 Features:	Current Rent Price: \$650 per week First Rent Price: \$650 per week Month Listed: January 2026* (Rented) Days on Market: 7 Days			
17 WEST ST, MACKSVILLE 2447			 3	 1	 1
	Property Type: House Area: 1,257 m² RPD: 1//DP508433 Features:	Current Rent Price: \$650 per week First Rent Price: \$675 per week Month Listed: March 2026* (Rented) Days on Market: 112 Days			
9 FAIRWAY COVE, MACKSVILLE 2447			 4	 2	 2
	Property Type: House Area: 825 m² (132 m²) RPD: 6//DP1235554 Features:	Current Rent Price: \$700 per week First Rent Price: \$700 per week Month Listed: May 2026* (Rented) Days on Market: 9 Days			

10 Station Street, Macksville

By comparing three rentals nearby, we estimate the above property could achieve a **weekly** rental income of:

\$650 - \$700

NOTE: The above figures may vary due to changing market conditions.

Gallery

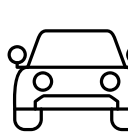
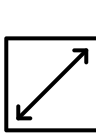


Comparable Sold Properties



17 West Street, Macksville

Sold: \$800,000

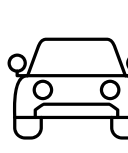
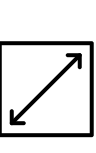
 3  1  1  1,257m²

Two houses down from this property / located on the same street.



15 Matilda Street, Macksville

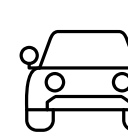
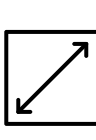
Sold: \$775,000

 4  2  2  569m²



52 Boundary Street, Macksville

Sold: \$713,000

 3  1  2  651m²

Formal Offer Form

Property: 10 Station Street, Macksville

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price:_____ __% deposit:_____

Finance:

☐ I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.

☐ I **require finance** (in full or part). **I have** ☐ pre-approval ☐ to arrange finance

Conditions: (please tick all that apply)

- ☐ Pest and building inspection required
- ☐ Need to sell another property to complete this purchase
- ↳ Is the property currently on the market? ☐ yes ☐ no

Additional conditions/information:

Settlement period:

42 days after contracts have exchanged.

Do you require a different settlement period? ☐ yes ☐ no

If yes, please specify:

Please sign and date: (all purchasers must sign)

Sign:_____

Date:_____

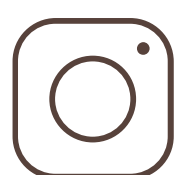


Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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