



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

24 Letitia Close, North Macksville

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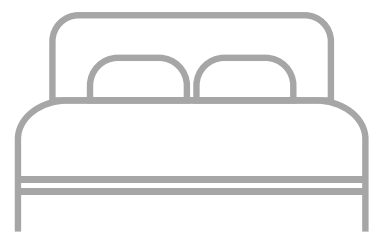
Mikayla Lord

M 0459 837 759

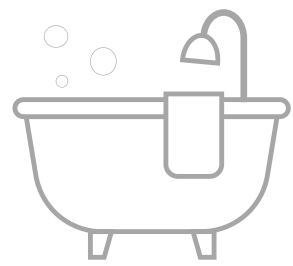
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Property Particulars

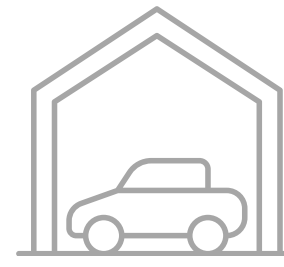
24 Letitia Close, North Macksville



3



2



5

PRICE

\$980,000 - \$1,050,000

TITLE

Lot 10 DP 801138

LAND SIZE

2.86 ha approx (7.06 acres)

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$1,843.08 p.a approx

ZONING

R5 Large Lot Residential



Property Description

Hidden gem on the outskirts of town...

Privacy, position and presentation, this delightful property has it all!

Upon arrival, the well-maintained paddocks and private outlook immediately set the tone for a relaxing experience. This *2.86 ha (*7.06 acre) property is conveniently situated near the newly constructed Macksville hospital, providing both accessibility and peace of mind.

Entry is via a private road that adjoins the long driveway, ensuring your tranquil haven remains hidden from view and perfectly suited for your lifestyle pursuits.

This well-constructed, level three-bedroom home features inviting elements that are often overlooked in today's building designs. The front entrance offers a formal appeal and is complemented by a covered veranda, providing an ideal space to bathe in the afternoon sun. The residence also features a double lock-up garage with internal access and two windows, ensuring year-round comfort regardless of weather conditions.

The lounge and dining room offer a spacious setting with carpeted flooring and a ceiling fan, making it a welcoming spot for gatherings. Its curved archway entrance and numerous windows facing three directions fill the space with natural light, capturing coastal breezes and sunshine all year round. Direct access to the kitchen adds to the practicality of this area.

Often called the heart of the home, the kitchen boasts ample storage and spacious countertops. Its thoughtful design makes it ideal for hosting family gatherings and celebrating special occasions. Equipped with an electric Chef cooktop, oven tower, dishwasher, a dedicated microwave nook and a breakfast bar, entertaining is simple and efficient. An east-facing window looks out onto the alfresco dining area, allowing those in the kitchen to stay engaged with family and guests.

Off the kitchen, a beautiful open living room with large northeast windows, sliding door, wood fireplace and easy-care floors which makes this room both versatile and functional.

You will also discover the stunning sundrenched family room with a private garden outlook, this is a truly special feature of this home. Expansive bay windows allow north, east and west exposures for an abundance of natural light throughout the year. The air conditioner and fireplace ensure comfort in both winter and summer along with the natural coastal breezes.

The main bedroom is generously sized and provides a private outlook to the south east, ceiling fan, large windows, walk in robe with an abundance of built in storage and the convenience of a large ensuite making this space a perfect primary retreat.

Bedroom two features an air conditioner, built in robes, ceiling fan and a large window with private outlook. Bedroom three features a ceiling fan, built in robes, large window to allow natural light and is generous in size. The two bedrooms are separated by a hallway with double built-in linen cupboards. The main bathroom is conveniently positioned between them and is privately set apart from the main living areas. Its three-way design includes a bath and separate shower, vanity and a separate toilet, ensuring convenience for both guests and family. Two extra storage cupboards for linens or towels are also built into the bathroom layout.

Venturing outside you will find the level home site impresses with an easy-care yard with established gardens.

Property Description

There is a separate double lock up garage with power, personal access door and south facing window as well as two large garden sheds. There is also an extra height carport for your caravan, boat, horse float or anything else you may need to shelter.

For energy efficiency, you will find a back to grid solar system to reduce electricity costs. The home is also supported by an electric hot water and septic system.

Raised garden beds make growing your organic vegetables a simple endeavour.

There is also a working bore with multiple taps around the property and in the laundry for additional water supply. An abundance of fresh rainwater is stored in the two water tanks, one being gravity fed *5,000 litres and the other *50,000 litres is connected to the home.

With an excellent location, vehicle accommodation, pleasant views, low-maintenance solid construction and the lifestyle offered with this elevated *7.06-acre R5 large lot residential zoned property, it really is an incredible opportunity for astute purchasers.

Notable Features:

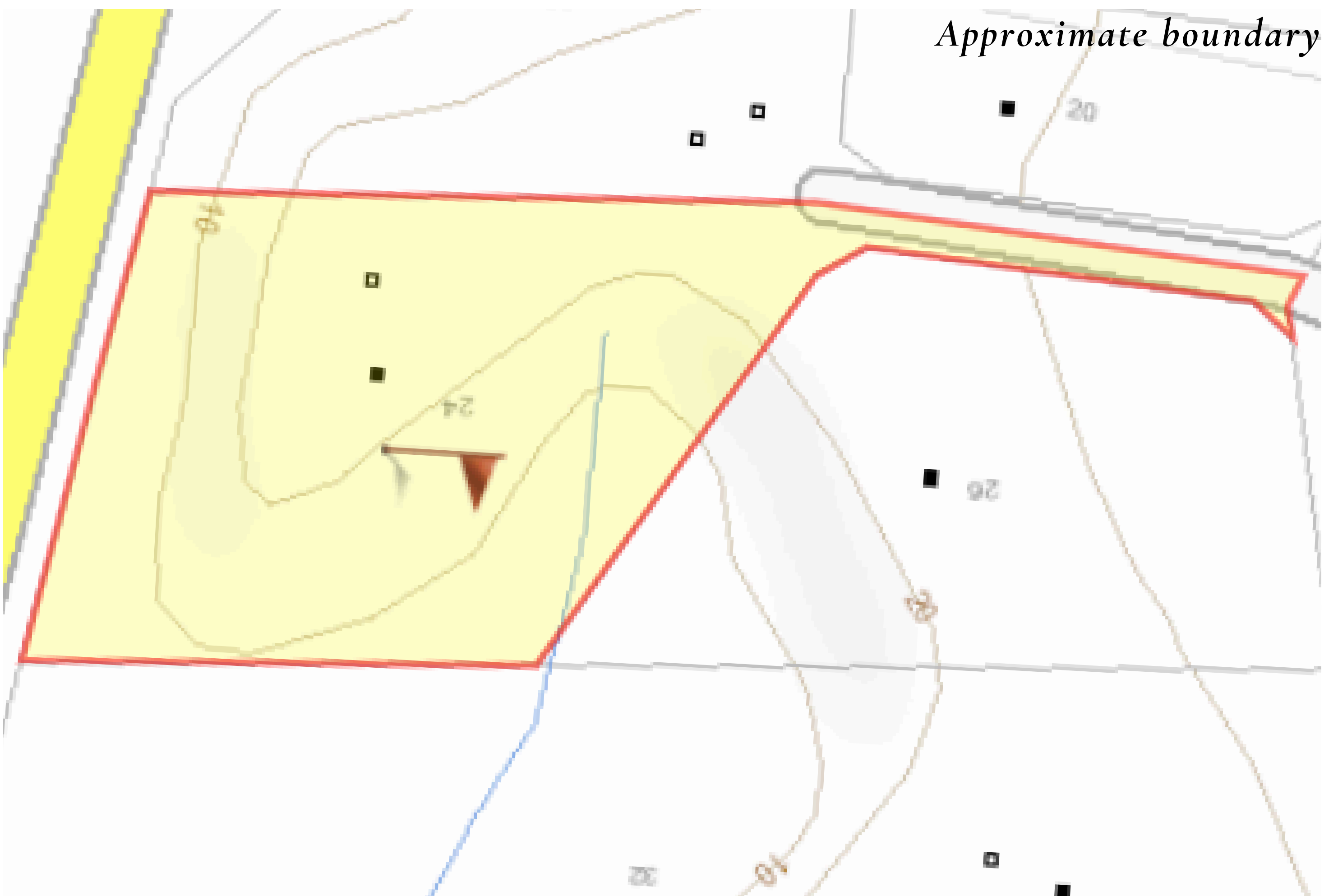
- *2.86 ha (*7.06 acres) R5 Large lot residential zoned land.
- Three bedrooms, two bathrooms, solid brick level home.
- Two separate double lock up garages, extra height carport, two sheds.
- Combined lounge/dining, separate family room and living room.
- Spacious kitchen with electric appliances, dishwasher, breakfast bar.
- Three-way design main bathroom, bath, shower, vanity and toilet.
- Large main bedroom with walk in robe and spacious ensuite.
- Elevated and level home site with established gardens, trees, lawns and peaceful outlook.
- Farm fenced paddocks suited for cattle or other livestock.
- Long private driveway overlooking fenced paddocks, private road ensures limited traffic.
- Central location, close to the new Macksville hospital, easy access to the freeway.

Locations:

- Macksville CBD - *3.2 kms (*4 mins)
- Nambucca Island Golf Club - *10.8 kms (*11 mins)
- Bellingen art and cultural hub - *42.8 kms (*30 mins)
- Coffs Harbour airport - *52.9 kms (*36 mins)

* = *Approximate.*

Boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R5 Large Lot Residential

1 Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

Home-based childcare; Home occupations

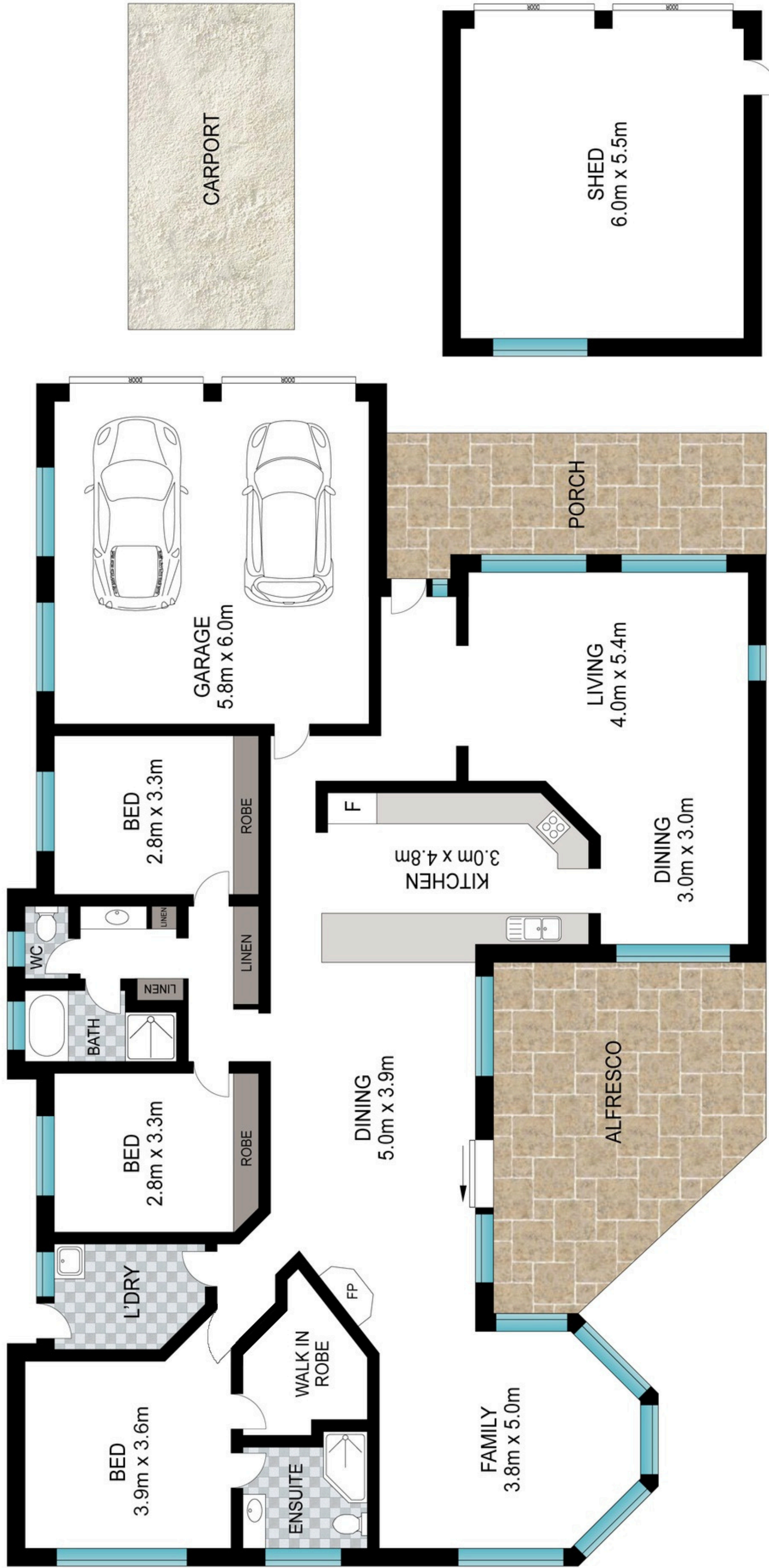
3 Permitted with consent

Dual occupancies; Dwelling houses; Eco-tourist facilities; Extensive agriculture; Farm buildings; Forestry; Garden centres; Group homes; Home industries; Horticulture; Landscaping material supplies; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Pond-based aquaculture; Residential accommodation; Roads; Rural workers' dwellings; Secondary dwellings; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Attached dwellings; Backpackers' accommodation; Boarding houses; Co-living housing; Commercial premises; Correctional centres; Dairies (pasture-based); Depots; Exhibition villages; Extractive industries; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hostels; Hotel or motel accommodation; Independent living units; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Multi dwelling housing; Passenger transport facilities; Registered clubs; Residential flat buildings; Restricted premises; Rural industries; Semidetached dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



INT: 225 m²
EXT: 42 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.



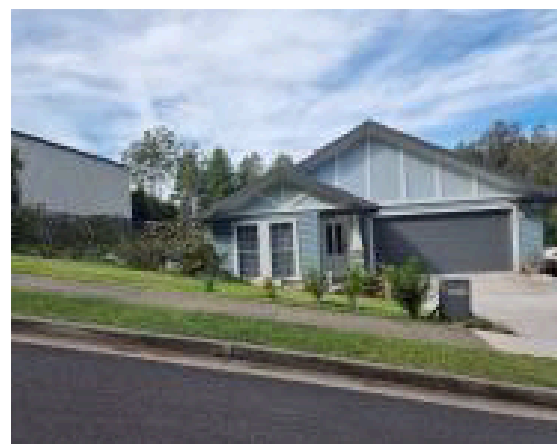
24 Letitia Close, North Macksville

Rental Appraisal

Nearby Comparable Rented Properties:

8 URITI RD, NORTH MACKSVILLE 2447

 3  2  2



Property Type: House
Area: 557 m²
RPD: 5//DP1233163

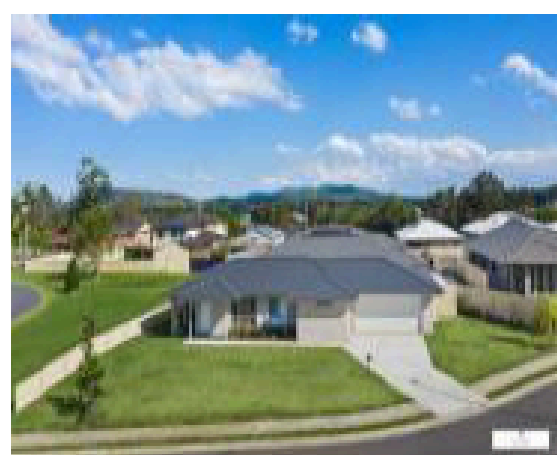
Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **October 2025**
Days on Market: **1 Day**

Features: BUILD YR: 2021, LOWSET, CONTEMPORARY, SOLAR PANELS, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR



1 CLINKER CL, NORTH MACKSVILLE 2447

 3  2  2



Property Type: House
Area: 487 m²
RPD: 13//DP1284114

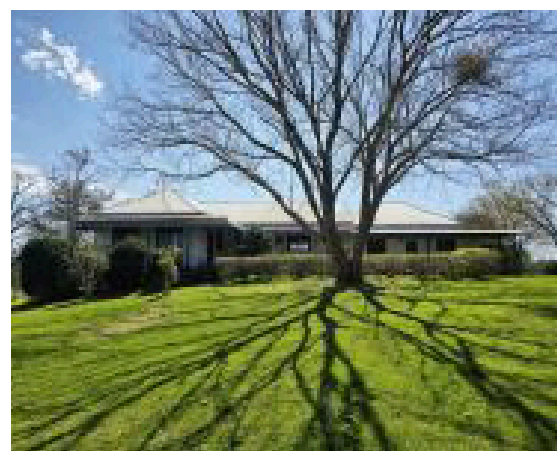
Current Rent Price: **\$630 per week**
First Rent Price: **\$620 Per Week**
Month Listed: **April 2025**
Days on Market: **199 Days**

Features:



117 BALD HILL RD, MACKSVILLE 2447

 3  2  2



Property Type: House
Area: 55.23 ha
RPD: 2//DP1186216

Current Rent Price: **\$690 per week**
First Rent Price: **\$690 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **1 Day**

Features:



24 Letitia Close, North Macksville

We estimate the above property could potentially achieve a **weekly** rental income of:

\$650 - \$700

Gallery



Nearby Sold Properties



17 Spaldings Road, Congarinni North

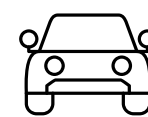
Sold: \$927,500



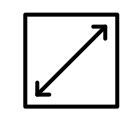
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1.8ha



195 Upper Warrell Creek Rd, Congarinni

Sold: \$1,020,000



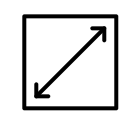
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2.03ha



182 Wirrimbi Road, Newee Creek

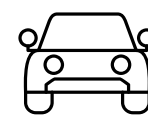
Sold: \$1,060,000



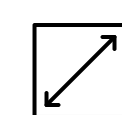
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1.05ha



81 Florence Wilmont Dr, Nambucca Heads

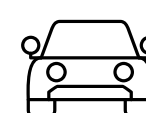
Sold: \$1,170,000



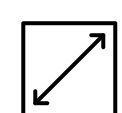
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1.12ha

Formal Offer Form

Property: 24 Letitia Close, North 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: _____

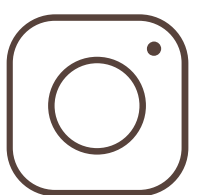


Disclaimer:

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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