



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

3 Seaview Street, Nambucca Heads

Chris Vincent

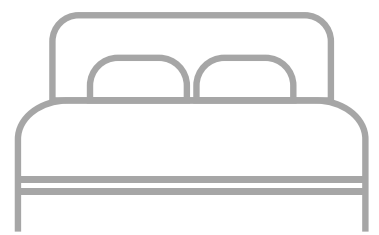
M 0412 751 050

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Property Particulars

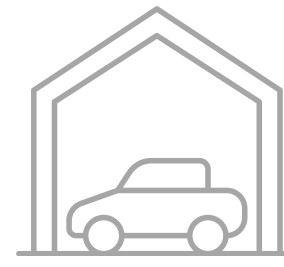
3 Seaview Street, Nambucca Heads



3



2



2

PRICE

\$1,085,000 - \$1,125,000

TITLE

Lot 1 DP 377941

LAND SIZE

581.7m² approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$4,677.31 p.a approx

ZONING

R1 General Residential



Property Description

Coastal casual chic living with dual income upside...

Beautifully transformed from the ground up, this fully council-approved duplex delivers relaxed coastal living with the added advantage of flexible income potential. Live in one, lease the other, rent both, or capitalise on the area's short term rental holiday demand – an outstanding opportunity for investors, downsizers or those seeking room for extended family.

Positioned on a sunny corner block, each residence enjoys its own private garden, driveway and carport, along with inviting outdoor spaces designed to capture cooling sea breezes. Wrap-around decking enhances the alfresco lifestyle, perfect for morning coffees or easy evenings after a day at the beach.

Unit 1:

North-facing and filled with natural light, this stylish one-bedroom retreat features 2.7m ceilings, a walk-in robe, generous modern bathroom, internal laundry and a sleek Hafele kitchen equipped with quality appliances. Polished Blackbutt flooring and French doors flow seamlessly to a private elevated deck.

Currently returning \$395 per week with a long-term tenant in place.
Recent independent rental appraisal estimates a return of: \$420 - \$450 per week.

Unit 2:

Immaculately presented and boasting 2.7m ceilings, this welcoming two-bedroom residence includes built-in robes, a large modern bathroom, Hafele kitchen, open-plan living and dining, excellent storage and its own private rear garden with easy-care landscaping. A separate entrance and carport enhance privacy and adds to the appeal.

Recent independent rental appraisal estimates a return of: \$550 - \$580 per week.

With strong holiday demand in Nambucca Heads, both units also offer excellent short-stay potential – enquire for projected returns.

Nambucca Heads on the beautiful Mid North Coast is one of Australia's best kept secrets. Located just minutes from Nambucca's CBD, riverfront, RSL, beaches and shops, this is coastal living at its most convenient. Enjoy quiet, uncrowded surf beaches, fishing, river activities, national parks, boating and jet-skiing – all right on your doorstep!

Boundary



Zoning Information

NAMBUCCA LOCAL ENVIRONMENTAL PLAN 2010

ZONING: R1 General Residential

R1 General Residential:

Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

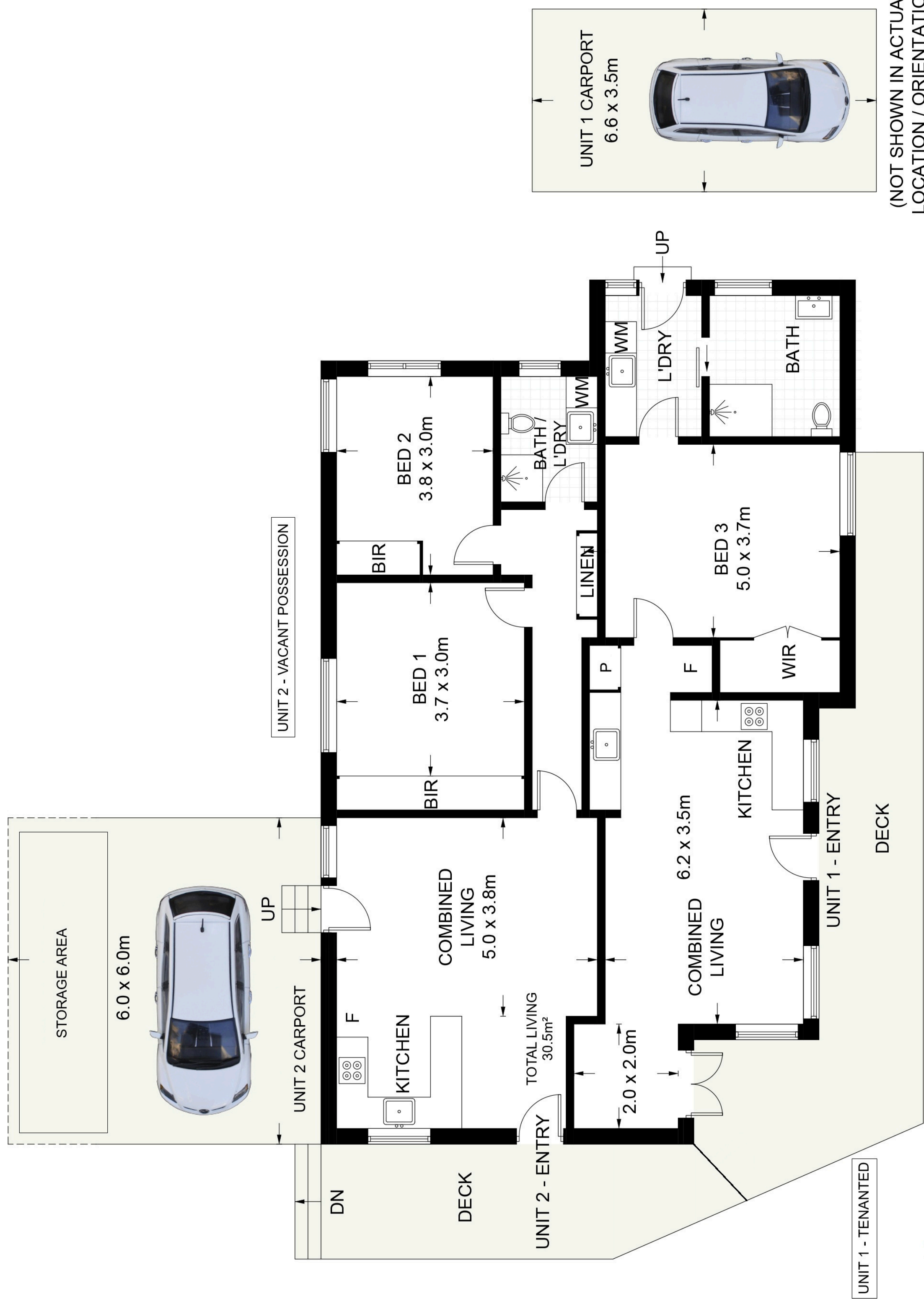
Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster Aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top 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; Backpackers' accommodation; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; 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

Approximate Gross Internal Area = 136.0 sq m



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



3 Seaview Street, Nambucca Heads NSW 2448

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

Rental Appraisal

Unit 1:

1 Bedroom | 1 Bath | 1 Car

This unit is currently rented at \$395 per week with a long term tenant. Recently independently appraised at: **\$420 - \$450 per week.**

Unit 2:

2 Bedroom | 1 Bath | 1 Car

This unit has been recently independently appraised at **\$550 - \$580 per week.**

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

\$970 - \$1,030

Gallery - Unit 1



Gallery - Unit 2






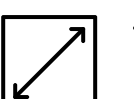
Comparable Sold Properties



House

21 Thornbill Glen, Nambucca Heads

Sold: \$1,100,000



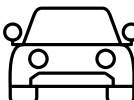
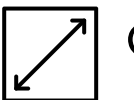
 5  3  2  710m²



House

9 Leonard Street, Nambucca Heads

Sold: \$1,085,000

 3  2  2  975m²

Formal Offer Form

Property: 3 Seaview Street, Nambucca Heads

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 Chris: chris@cbea.com.au | 0412 751 050

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.

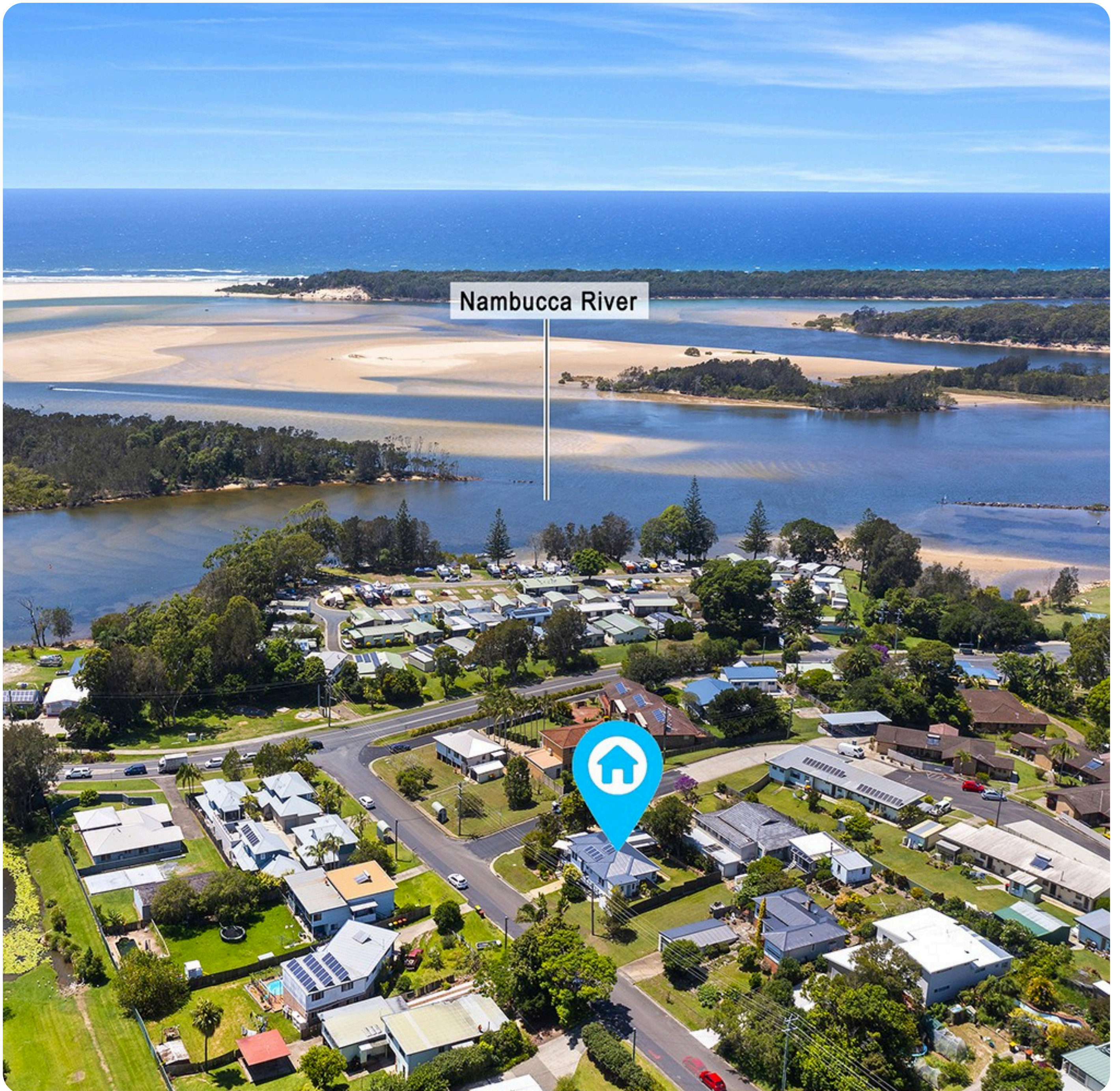
Do you require a different settlement period? *yes* *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____

Date: _____

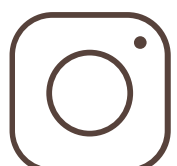


Disclaimer:

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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