



Property Brochure



Property:

75 East Street, Macksville

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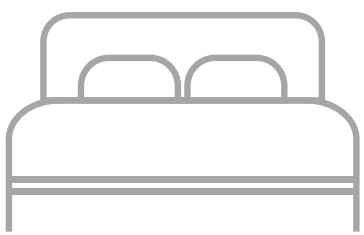
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Property Particulars

75 East Street, Macksville



5



2



4

PRICE\$1,150,000 - \$1,200,000

TITLELot 100 DP 1133328

LAND SIZE15.33 ha approx

TENANCYVacant Possession

METHOD OF SALEPrivate Treaty

COUNCIL RATES\$3,271.00 p.a approx

ZONINGZone RU1 Primary Production

PROPERTY TYPEHouse



Property Description

When Farm Life Meets the Convenience of Town Living

We often hear that location is everything in real estate, and in this case, it truly is. Finding a substantial acreage property is special enough — finding one with the space and character of a rural lifestyle while being conveniently located within town is something altogether different.

This beautiful five-bedroom, period-style home offers the charm and character of a bygone era. High ceilings, ornate cornices, hardwood floors and intricate timber fretwork are just some of the details that give this home its distinctive appeal.

From the moment you arrive, the attractive street appeal and welcoming covered front verandah hint at the character waiting within. The post and rail fencing, large metal custom gates, established trees and gardens provide an impressive introduction to this unique property.

The front formal entrance welcomes you into the traditional hallway, which separates the two front bedrooms. Both bedrooms feature built-in robes, ceiling fans, polished hardwood floors and two generous windows designed to capture natural light and the cooling summer breezes.

A full wall of built-in linen cupboards provides excellent storage and ensures there is plenty of space for everything. The primary suite is a peaceful retreat, complete with air-conditioning, built-in robes, ceiling fan, hardwood flooring and a private southern outlook. The modern ensuite has been recently renovated to create a fresh, contemporary feel and features a skylight, large shower, vanity and toilet.

At the centre of the home is a generous open-plan kitchen, thoughtfully positioned to bring family and friends together.

The kitchen features a northern-facing window, air-conditioning, freestanding gas stove with electric oven, dishwasher, double sink and a built-in pantry with beautiful leadlight doors. The large eat-in dining area provides plenty of room for relaxed family meals and entertaining, while the high ceilings and ornate cornices continue the home's period charm.

The spacious living area flows effortlessly from this central kitchen hub. A striking fireplace set against a feature stone wall creates a warm focal point, complemented by tiled floors, a timber bay window with seating to capture the rural and pool views, french doors opening to the covered entertaining area below, ceiling fan and sliding doors leading to the upper covered deck overlooking the pool.

The main bathroom is conveniently positioned just off the living area and features a double vanity, northern-facing window, walk-in shower, deep soaking bath and toilet.

The fourth bedroom features hardwood flooring, ceiling fan, eastern and southern windows, and a built-in robe.

The fifth bedroom, while more compact, enjoys both northern and eastern aspects, bringing an abundance of natural light throughout the day.

Just beyond the covered outdoor entertaining area are two additional utility rooms, offering an abundance of flexibility.

The first features a concrete floor, ceiling fan and western-facing window overlooking the front parking area towards the street, making it an excellent home office, study or creative space.

Property Description

The second is a generous room with eastern and northern aspects, ceiling fan and concrete floor. Its size and versatility make it ideal as a hobby room, studio or potential guest accommodation.

The two rooms are separated by a covered breezeway, providing privacy while maintaining convenient all-weather access. The nearby laundry has two separate entrances for added practicality.

At the centre of the outdoor living spaces is the magnesium concrete pool — a wonderful focal point for family life and entertaining.

The lower undercover courtyard features a custom-built stone BBQ with adjoining sink and pizza oven.

A rustic timber outdoor shower adds to the relaxed country feel, while child and dog friendly fencing provides peace of mind around the lawn and entertaining areas.

For the cooler months, the firepit and low-maintenance garden area adjoining the pool creates the perfect setting for winter gatherings, all while enjoying the outlook across the surrounding rural landscape.

Beyond the home and entertaining areas, the property offers an impressive range of infrastructure for those wanting to embrace a genuine acreage lifestyle.

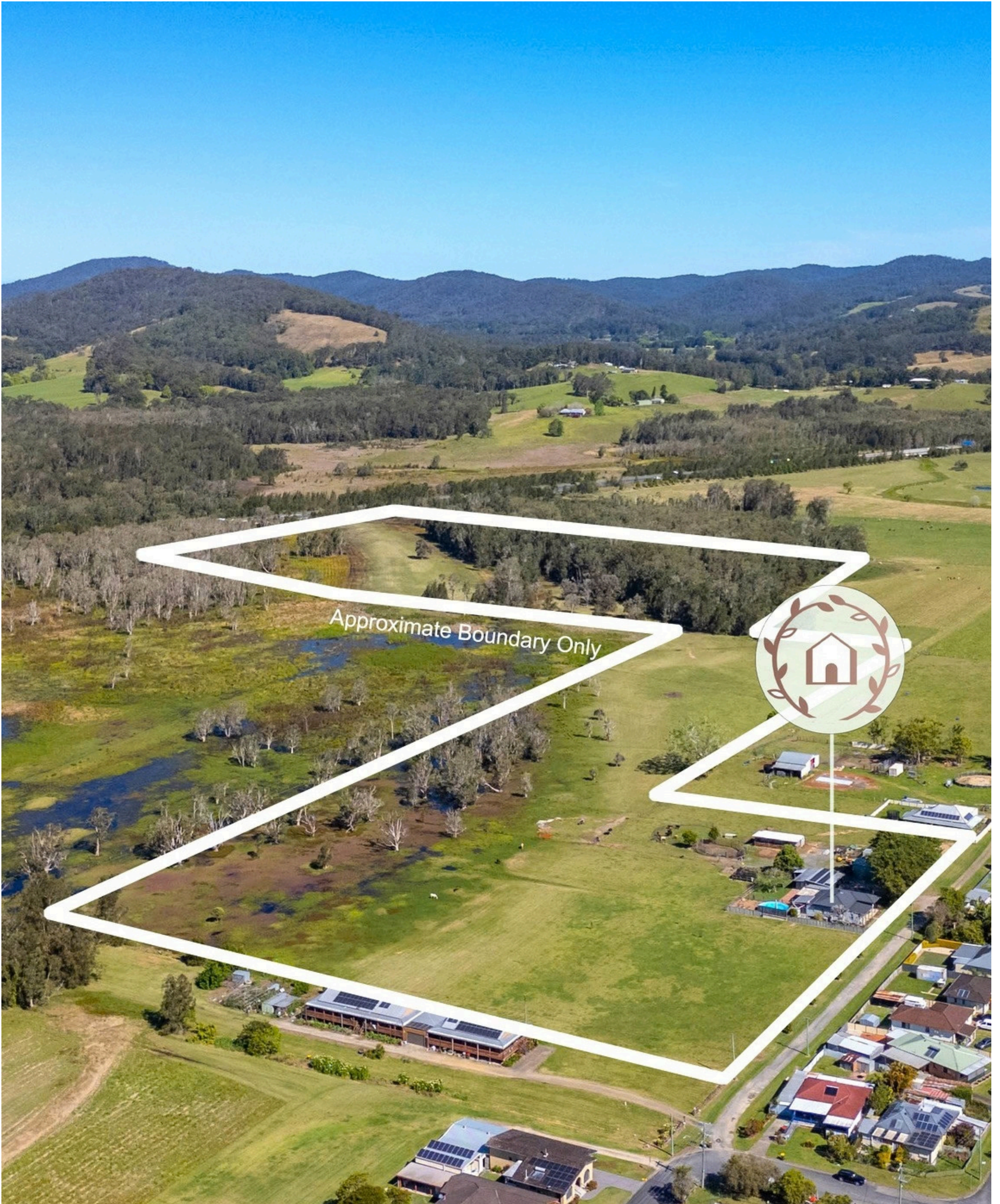
Notable features:

- 15.33 ha (*37.88 acres) of RU1 zoned land
- Five bedrooms, two bathrooms, separate building with office and studio rooms
- 6.6kW solar system with back-to-grid capability
- Double carport, additional single carport with storage beside it
- Lock-up shed with two-door access, large gated off street parking area
- Chicken house, outdoor shower, child and dog friendly fencing around the house
- Three undercover horse stalls, adjoining shipping container suitable for tack and feed storage
- Horse wash bay, level paddocks for riding and horse training
- Five well-fenced paddocks, including one fenced specifically for sheep
- Town water connected to the home + dams for water security
- Water tank used to top up the pool, with the ability to divert water to the home if required
- Concrete magnesium pool with views across the paddocks
- A charming period home, substantial acreage, established outdoor entertaining and the convenience of town living — all in one truly unique package!

* = *Approximate only.*

Boundary

Approximate boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: RU1 Primary Production

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within the zone and land uses within adjoining zones.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based childcare; Home occupations, Horticulture.

3 Permitted with consent

Aquaculture; Cellar door premises; Dual occupancies; Dwelling houses; Eco-tourist facilities; Extractive industries; Farm buildings; Heavy industries; Home industries; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Neighbourhood shops; Open cut mining; Plant nurseries; Residential accommodation; Roads; Roadside stalls; Rural supplies; Rural workers' dwellings; Secondary dwellings; Shop top housing; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Amusement centres; Attached dwellings; Backpackers' accommodation; Boarding houses; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Co-living housing; Commercial premises; Correctional centres; Crematoria; Entertainment facilities; Exhibition homes; Exhibition villages; Function centres; Group homes; Health services facilities; Heavy industrial storage establishments; Heliports; Hostels; Hotel or motel accommodation; Independent living units; Industrial retail outlets; Industrial training facilities; Industries; Mortuaries; Multi dwelling housing; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Semi-detached dwellings; Seniors housing; Service stations; Serviced apartments; Sex services premises; Storage premises; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

Floorplan



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.



75 East Street, Macksville

Rental Appraisal

Nearby Rental Properties:

53 OLD COAST RD, NORTH MACKSVILLE 2447			 4	 2	 2
	Property Type: House Area: 2.25 ha RPD: 12//DP258324 Features:	Current Rent Price: \$650 per week First Rent Price: \$650 per week Month Listed: May 2026* (Rented) Days on Market: 52 Days			
80 UPPER WARRELL CREEK RD, MACKSVILLE 24			 4	 2	
	Property Type: House Area: 2,397 m² RPD: 4//DP1281114 Features:	Current Rent Price: \$640 per week First Rent Price: \$640 per week Month Listed: October 2025* (Rented) Days on Market: 21 Days			
196 WARDS RD, UTUNGUN 2447			 4	 2	
	Property Type: House Area: 68.99 ha RPD: 321//DP1134878; 1//DP1220494 Features: WALL TYPE: BRICK, ROOF TYPE: COLOIURBOND, STOREYS: 2, DOUBLE STOREY, HIGHSET, CONTEMPORARY, SOLAR PANELS, DECK, FIRE PLACE, FAMILY/RUMPUS ROOM,	Current Rent Price: \$670 per week First Rent Price: \$750 per week Month Listed: March 2026* (Rented) Days on Market: 67 Days			

75 East 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

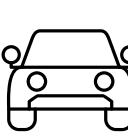
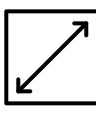


Comparable Sold Properties



223 Congarinni Road South, Congarinni

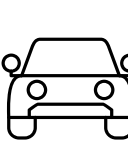
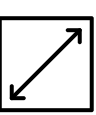
Sold: \$1,275,000

 3  2  5  16.32ha



28 Ironbark Road, Wirrimbi

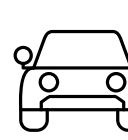
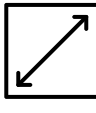
Sold: \$1,260,000

 5  3  5  4.35ha



62 Talarm Road, Talarm

Sold: \$1,000,000

 3  2  3  4.02ha

This property is inferior due to location, size and condition.

Formal Offer Form

Property: 75 East 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:

28 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:_____

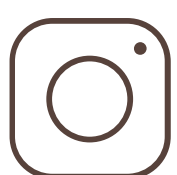


Disclaimer:

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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