



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

92 Lakeview Close, North Macksville

Chris Vincent

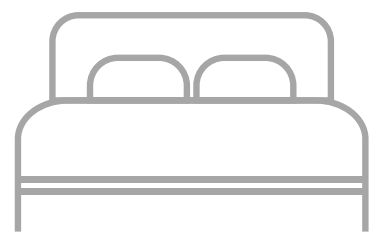
M 0412 751 050

E chris@cbea.com.au



Property Particulars

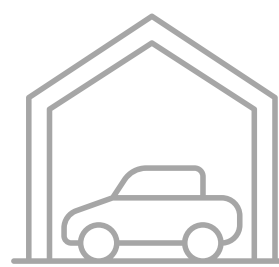
92 Lakeview Close, North Macksville



4



2



2

PRICE

\$1,080,000 - \$1,120,000

TITLE

Lot 15 DP 1265303

LAND SIZE

1 ha approx (2.4 acres)

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$2,218.80 p.a approx

ZONING

R5 Large Lot Residential



Property Description

Coastal lifestyle with country soul on 2.4 acres...

Welcome to your dream lifestyle in the highly sought after Rosella Ridge Estate, one of the Nambucca Valley's most prestigious new communities. Only three years young, this thoughtfully designed four bedroom home offers the perfect balance of contemporary comfort and tranquil rural living – all just minutes from the pristine beaches and rivers of the mid north coast.

Set high on a generous *1 ha (*2.4 acres) of R5 Large Lot Residential zoned land, this stylish home is perfectly positioned to embrace its peaceful surrounds. Enjoy north-facing living areas, breathtaking hinterland views and a relaxed, low-maintenance lifestyle.

Stepping inside, the entry reveals a spacious, light filled open plan living area, complete with timber look flooring, reverse-cycle air conditioning and glass stacker doors that open effortlessly to the covered patio.

The modern kitchen is both stylish and functional, featuring stone benchtops, a Ceran glass electric cooktop, under bench oven, stainless steel dishwasher and the convenience of a walk-in pantry (with a view) for additional storage.

Positioned at the rear, the home enjoys a private aspect, with the living spaces and all bedrooms on this side capturing a peaceful bushland outlook. The master bedroom is a true retreat, offering a superb view to wake up to, a walk-in robe, a tastefully designed ensuite, carpet underfoot and direct external access to soak in the surroundings.

Bedroom four provides generous space for guests, with a built-in wardrobe and easy access to the main bathroom, while bedroom three offers the perfect work-from-home office option with a tranquil outlook. The laundry is thoughtfully tucked away at the rear of the remote double garage, with convenient direct access to the backyard.

Practical features include a 3kW solar system feeding back to the grid, town water plus a tank for toilets and a septic system servicing the property. The acreage is fenced along both sides, raised veggie and flower beds at the rear and low-maintenance landscaping around the home ready for the next owner.

If you're looking for a 'coastal home with a country heart' then look no further!

Property Description

Notable features:

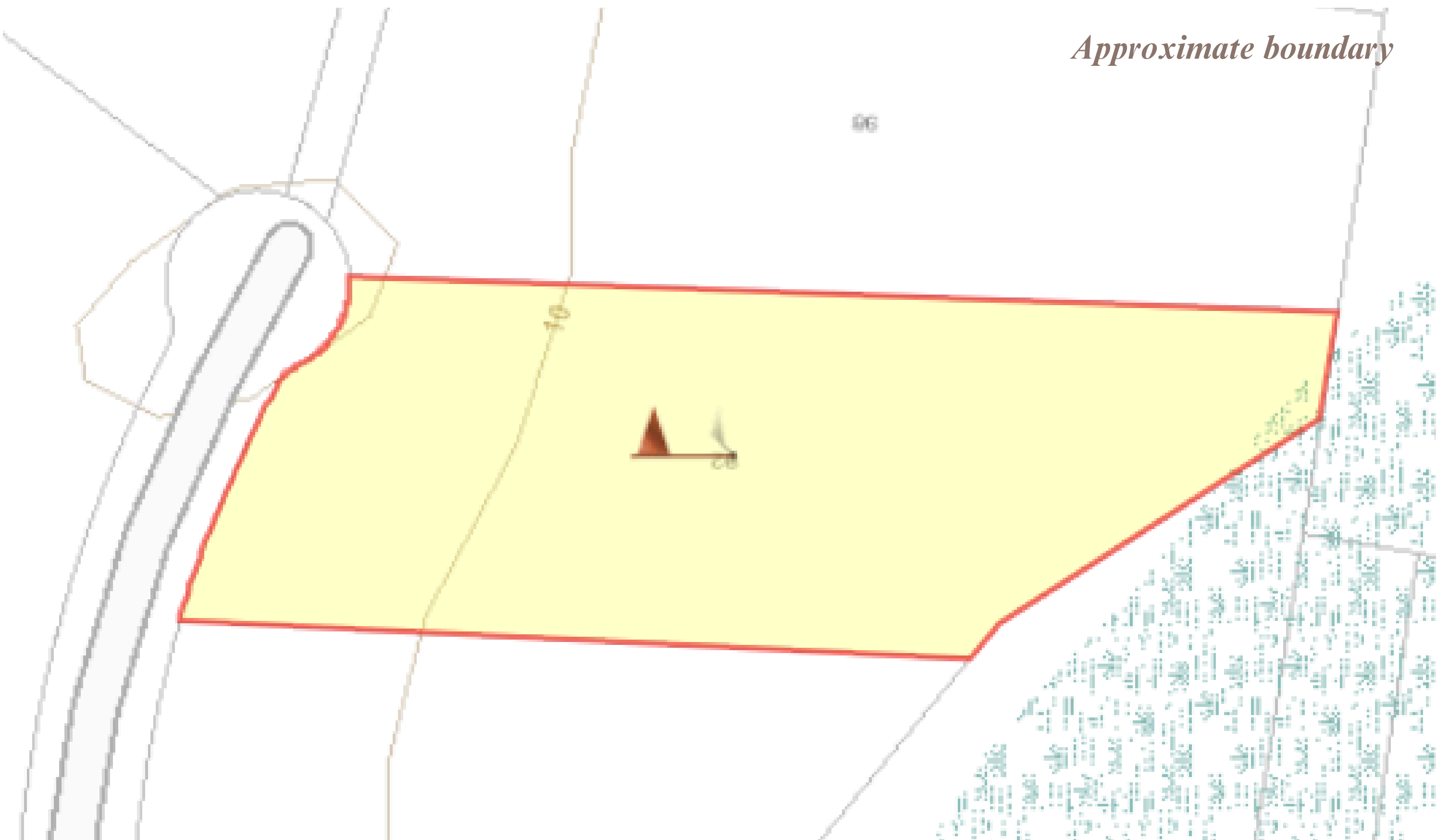
- Single level, 4 bedroom home – designed for easy living.
- Private alfresco entertaining area with stunning rural vistas.
- Sun drenched open plan living flowing effortlessly to outdoor areas.
- Modern kitchen with quality appliances and a walk-in pantry with rural views.
- Master bedroom with walk-in robe and spacious ensuite.
- Reverse cycle air conditioning and ceiling fans for year round comfort throughout.
- Raised veggie beds and room to create your dream garden.
- Spacious allotment with potential to expand or add improvements.
- Back to grid solar for energy efficiency.
- Double garage with level access and space to park a caravan or boat.
- Town water & 10,000L water tank as well as underground power to the Estate.
- Minutes to river sports, pristine beaches and national parks.
- Minimal passing traffic due to the property's location within the Estate.

Locations:

- Macksville & Nambucca Heads town centres are only *10 minutes away with both private and public schools.
- Coffs Harbour shopping precinct and airport are a *40 minutes easy highway drive.

*= *Approximate only.*

Boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R5 Large Lot Residential

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.

Permitted without consent

Home-based childcare; Home occupations

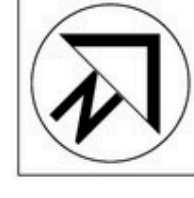
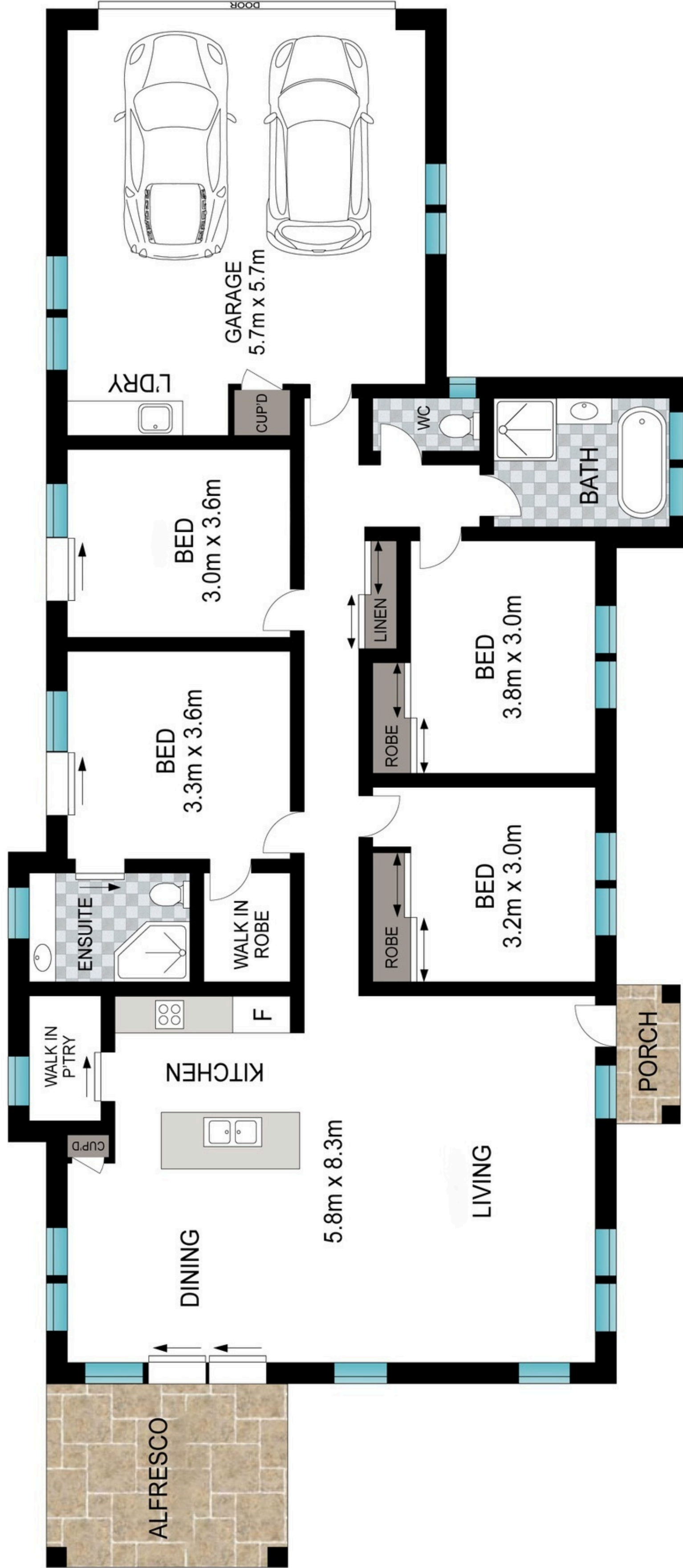
Permitted with consent

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

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: 168 m²
EXT: 12 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.



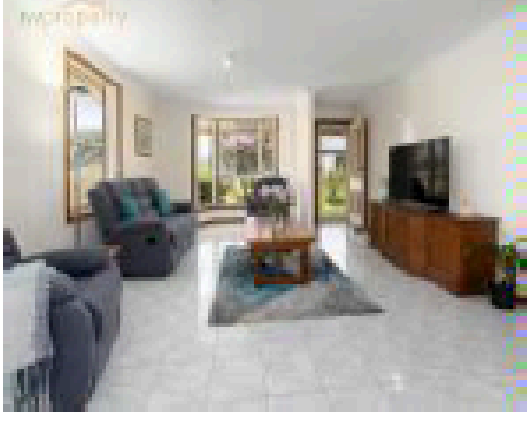


CASA BELLA
ESTATE AGENTS

92 Lakeview Close, North Macksville

Rental Appraisal

Nearby Comparable Rental Properties:

<p>2 SANCTUARY PL, HYLAND PARK 2448</p> 	<p>Property Type: House Area: 1,954 m² RPD: 2//DP285180</p> <p>Features: DOUBLE STOREY, DECK, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, SHED/S, IMPROVEMENTS: LARGE BLOCK, 4</p>	<p>🛏️ 4 🚿 1 🚗 2</p> <p>Current Rent Price: \$640 per week First Rent Price: \$640 per week Month Listed: July 2025* (Rented) Days on Market: 11 Days</p> <p>📍 B</p>
<p>10 BANK ST, NAMBUCCA HEADS 2448</p> 	<p>Property Type: House Area: 1,170 m² RPD: 1//DP781938</p> <p>Features:</p>	<p>🛏️ 4 🚿 1 🚗 1</p> <p>Current Rent Price: \$650 per week First Rent Price: \$650 per week Month Listed: November 2024* (Rented) Days on Market: 131 Days</p> <p>📍 C</p>
<p>6 CHARLTON ST, NAMBUCCA HEADS 2448</p> 	<p>Property Type: House Area: 923 m² RPD: 6//DP245754</p> <p>Features:</p>	<p>🛏️ 3 🚿 2 🚗 3</p> <p>Current Rent Price: \$650 per week First Rent Price: \$650 per week Month Listed: April 2025* (Rented) Days on Market: 15 Days</p> <p>📍 D</p>

92 Lakeview Close, North Macksville

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

\$640 - \$700

Gallery

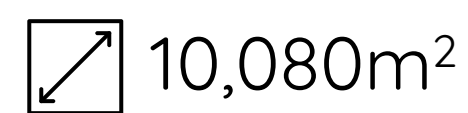
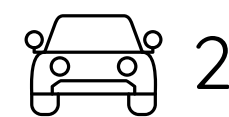


Comparable Sold Properties



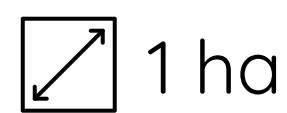
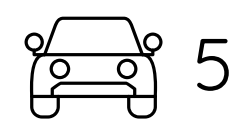
86 Lakeview Close, North Macksville

Sold: \$1,060,000



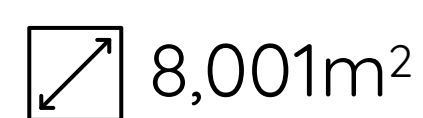
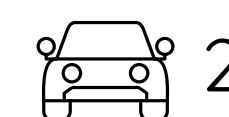
40 Lakeview Close, North Macksville

Sold: \$1,175,000



43 Florence Wilmont Dr, Nambucca Heads

Sold: \$1,195,000



Formal Offer Form

Property: 92 Lakeview 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 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: _____

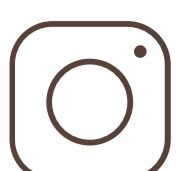


Disclaimer:

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