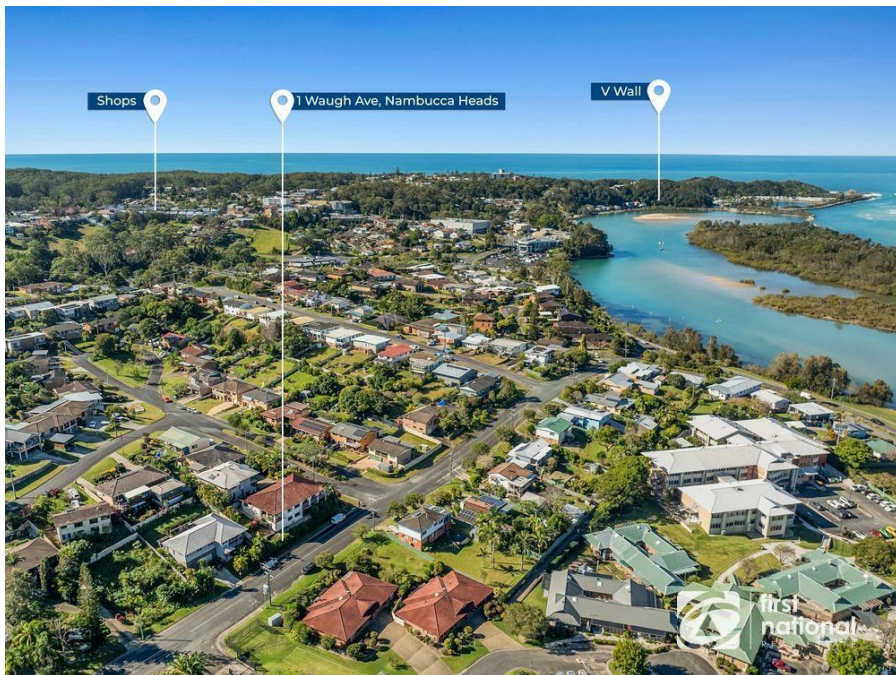


1 Waugh Ave, Nambucca Heads, NSW 2448

\$800,000-\$825,000

House 5 3 2



Grand family residence, just steps to the river

Steeped in charm and surrounded by sea breezes, this elevated Mediterranean-style residence offers a rare opportunity to claim a substantial family home in a walkable and desirable location - just 300m from the iconic Nambucca River.

Open for Inspection

By Appointment.

From the moment you step inside, the home makes an impression. Grand areas and rooms, archways, polished hardwood floors, high ceilings, bar corner a nod to a bygone era of craftsmanship. A wide front verandah wraps around the home, framing your morning coffee with leafy views and the whisper of ocean air.

Entertaining is effortless here, with a spacious living and dining zone complete with custom bar, flowing through to a renovated kitchen with walk-in pantry, breakfast bar, and air-conditioning. Step out to the covered BBQ terrace and enjoy long lunches in the afternoon sun.

Three generously sized bedrooms include built-ins and fans, while the master features built-in wardrobe and private ensuite. Two bedrooms enjoy direct access to the outdoors, perfect for guests or teenagers. The main bathroom is equally family-friendly with a separate tub, shower, and separate WC.

Downstairs, the possibilities continue with an inspiring multi-use space. A huge garage, workshop, storage spaces, and even a potential wine cellar or man cave. Plus, a fully self-contained studio with private entry, kitchenette, and renovated bathroom - ideal for holiday letting, teenager retreat, extended family, or flexible living (STCA).

This home is ready to enjoy as is, or renovate and create your forever coastal escape. A rare opportunity in a sought after riverside pocket - character, space, and lifestyle all in one.

Council rates: \$2,639 per annum

Rental appraisal: \$700-\$770 per week

Year built: 1980

Zoning: R1

Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own

Listed By

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