

12 River St, Mylestom, NSW 2454

\$1,295,000

House 3  2  1 



## Charming Riverside Retreat With Spectacular Views

Welcome to the relaxed coastal lifestyle of Mylestom, one of the North Coast's best-kept secrets. Thoughtfully restored and beautifully presented, River Street Cottage offers an enchanting blend of old-world character and modern comfort. With sweeping Bellinger River and mountain views, this home provides the perfect retreat for retirees, holidaymakers or anyone seeking a low-maintenance coastal haven with excellent holiday-let potential.

**Open for Inspection**

By Appointment.

Set on a 404.7m<sup>2</sup> block, the main residence is bathed in natural light and features rustic hardwood flooring, a spacious open-plan living zone, cosy wood-fire heating and air conditioning for year-round comfort. At the rear, a separate garage and third bedroom offers potential to create a self-contained studio, ideal for extended family, guest accommodation or an additional income stream.

To truly appreciate everything this home has to offer, be quick to arrange your private inspection today.

### Property Features

- Modern kitchen with stone benchtops, electric oven, induction cooktop & dishwasher
- Spacious open-plan living with glorious views, wood-fire heater & air conditioning
- Two bedrooms + one bathroom in the main home
- Rear private entertaining deck
- Large, back deck which captures the morning winter sun.
- Separate garage with third bedroom, ideal for conversion to a self-contained studio
- Outdoor shower and toilet
- Solar system feeding back to the grid
- Potential for dual income streams (holiday letting + studio conversion)

### Area Features

- Quiet, charming riverside village just 15-20 minutes to Bellingen, Urunga & Coffs Harbour
- North Beach General Store only 230m away for coffee and essentials
- 16km stretch of pristine beach to walk, swim or fish
- Direct river access for kayaking, sailing, fishing & water-skiing
- 450m to the patrolled surf beach

### Listed By

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