**Harcourts The Rocks**
15 Livingstone Street,
South West Rocks NSW 2431

## 6 Verge St, Smithtown, NSW 2440

**Sold - 26/03/2025**

House 2 1
















# Highly Sort After Location

If you're looking for a great investment opportunity or a lovely place to call home, then put this one on your list to view.

**Open for Inspection**

By Appointment.

This charming house is situated in a prime location and sort after area in Smithtown, approximately 21 mins to South West Rocks and 23 minutes to Kempsey town centre.

The lifestyle-driven buyers will enjoy boating and fishing with the Macleay River approximately 50 mtrs away.

A quaint two-bedroom home that could easily convert to three bedrooms, has an updated kitchen and bathroom for the next occupier to enjoy.

A mixture of polished timber and vinyl floors with a large extension to the rear of the house to create a second living area, this little gem is a perfect start for those getting into the market.

All on generous and level 544m2 flat block.

Features:
• Two Large bedrooms with big built-in robes
• Two Living areas. One with wood fire and additional gas point for heater as well as air conditioning
• Upgraded main bathroom with separate toilet in laundry
• Upgraded kitchen and appliances, gas cooktop, and large rangehood
• Separate dining and study nook area
• Upgraded metal roofing in the last 10 years
• Carport with plenty of room for a double lock-up shed (STCA).
• Level fully fenced 545m2 block
• In an elevated position and fully clad home
• 3 x 3 Garden shed

Rental appraisal $380 - $400 per week

**Listed By**
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Listing Number: 3447249

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.