

**8 Liston St, Nambucca Heads, NSW 2448**

**Sold - \$257,500**

House 4  2  1 



## SUPERB STARTER...!

Looking for an affordable entry into the market? This well maintained home offers the possibility of 4 bedrooms. Upstairs there are 2 generous bedrooms with built in robes, main bathroom, living area and original kitchen. A single lock up garage with internal access has laundry and toilet and is also on this level.

Downstairs via internal stairs is a large workshop area with lockage storage, a second bathroom and large rumpus or possible third and fourth bedrooms.

Other features include garden shed, security screens and hardwood frames and flooring.

Situated on a 708.2sqm block zoned medium density (12m height limit) and with lane access at the side, the property also lends itself to future development. (Subject to council approval.)

Potential rent of \$310 - 330 per week achievable.

Great first home or investment option. Get in quick!

**Open for Inspection**

By Appointment.

### Listed By

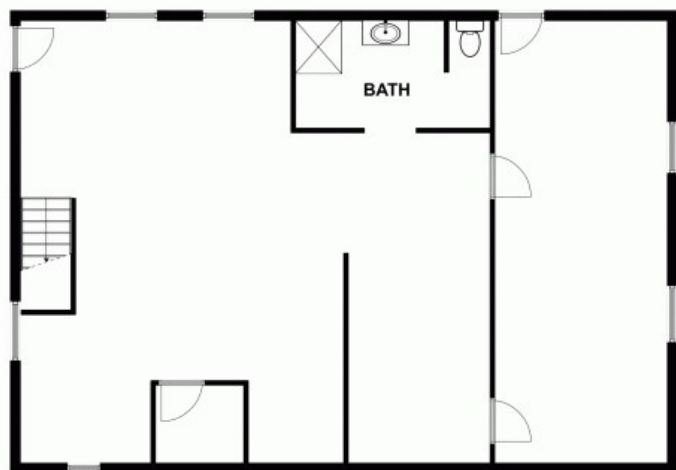
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## Floorplan



**LOWER FLOOR**



**UPPER FLOOR**



INT: 188 sqm  
EXT: 0 sqm  
TOTAL: 188 sqm

**8 LISTON ST**

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes. Plants are decorative only.