



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

36a Seaview Street, Nambucca Heads

Serena Sutch

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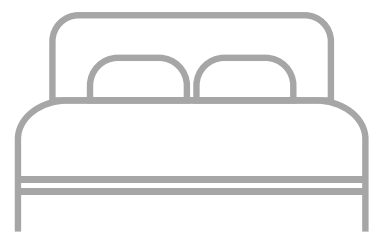
Mikayla Lord

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Property Particulars

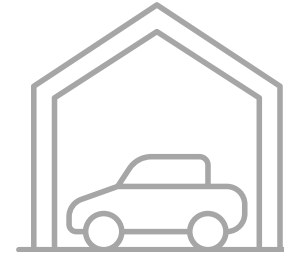
36a Seaview Street, Nambucca Heads



5



2.5



4

PRICE

\$995,000

TITLE

Lot 38 DP 582669

LAND SIZE

1,019m² approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$2,963.90 p.a approx

ZONING

R1 General Residential



Property Description

A touch of the Hamptons in this impressive coastal home...

A true coastal escape evokes ocean views, soft coastal tones, and a design that offers both space and privacy across multiple levels. Above all, it delivers a sense of calm and relaxation, enhanced by the luxury of a complete renovation. This home captures all of that and more – a truly special place that must be seen to be appreciated.

Privately tucked away from the street via a long driveway and secured by double gates, the home immediately impresses. The striking white facade stands proudly on a generous *1,019 m² fully fenced block, offering the perfect balance of privacy and space for children, pets, and entertaining.

Inside, no detail has been overlooked. The entry sets the tone with sleek tiled flooring, soaring raked ceilings, and a feature brick wall that draws the eye. From here, the split-level design leads seamlessly to light-filled living zones upstairs or the private bedroom wing downstairs.

The primary suite, located on the entry level, is a peaceful retreat. Spacious and beautifully appointed, it features built-in robes, polished timber floors, a ceiling fan, air conditioning, and a cosy sitting area. West and south facing windows allow for natural light and climate comfort, while the stylish ensuite offers a sleek vanity, shower, and fittings – the perfect place to unwind.

On the upper level, everyday living and entertaining are a dream. The Hamptons inspired kitchen is the heart of the home, complete with a timber island bench doubling as a breakfast bar, quality appliances, wine storage, and generous cabinetry. It flows effortlessly to the dining and lounge areas, where timber flooring, built-in cabinetry and access to the east-facing verandah make entertaining easy. From here, you'll enjoy ocean and river views, as well as the morning sun streaming in through expansive windows.

A versatile adjoining room enhances functionality – ideal as a formal dining space, sitting room, or second living area. With its built-in server, sliding door to the elevated rear deck, coat rack, and access to the powder room, it blends practicality with style. Internal entry to the oversized double garage with extra height ceilings adds further convenience.

The lower level is perfectly designed for families, offering three large bedrooms with built-in robes, ceiling fans, large east facing windows and fresh flooring. A dedicated study nook sits under the stairs, while the three-way bathroom including bath and separate shower provides excellent functionality for busy households. A spacious multipurpose room opens to the side yard via the north facing sliding door and can easily adapt as a fifth bedroom, media room, home office or rumpus with additional storage room. The large stylish laundry with abundant cupboard space and timber benchtop completes this level.

Property Description

Outdoors, the landscaping has been carefully planned for both beauty and function. Terraced spaces include a fire pit and gazebo on the upper level, with open grassed areas below for children and pets to play safely. Multiple alfresco zones ensure there's a place for every occasion, from family gatherings to quiet evenings under the stars.

Practicality is also a priority, with a dedicated parking bay for a caravan, boat, or trailer, in addition to the oversized double garage and ample driveway parking.

Desirable Features:

- Flexible layout with 4 bedrooms plus office or 5th bedroom option.
- All bedrooms with built-in robes, ceiling fans, large windows and generous proportions.
- Two bathrooms plus a powder room for added convenience.
- Elevated *1,019 m² fenced block with ocean and river views.
- Double gates, long driveway, provides privacy from the street.
- Open plan lounge, dining and tastefully appointed kitchen.
- Second living room, powder room, internal access from double garage.
- Oversized double lock-up garage, plus dedicated caravan/boat/trailer parking.
- Completely renovated with new kitchen, bathrooms, flooring, painting, window coverings and landscaping.
- Set over three well designed levels, primary bedroom with ensuite.
- Study nook, laundry with abundance of storage and timber bench.
- Functional three-way designed bathroom, separate bath and shower.
- Solid brick construction, terraced yard with pathways and sitting spaces.
- Easy care gardens with gazebo, fire pit, and multiple entertaining areas.
- Hardwood floors, tiled entry, and quality finishes throughout.
- Walking distance to the Nambucca River, vwall, cafés, restaurants, Golf Club, supermarkets, plaza and CBD.
- Easy freeway commute to Coffs Harbour Airport and city services.

A flawless blend of style, comfort, and practicality, this home is designed to impress even the fussiest of buyers, while providing the warmth and functionality families' desire!

* = *Approximate only.*

Boundary



Approximate boundary only

Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R1 General Residential

Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations

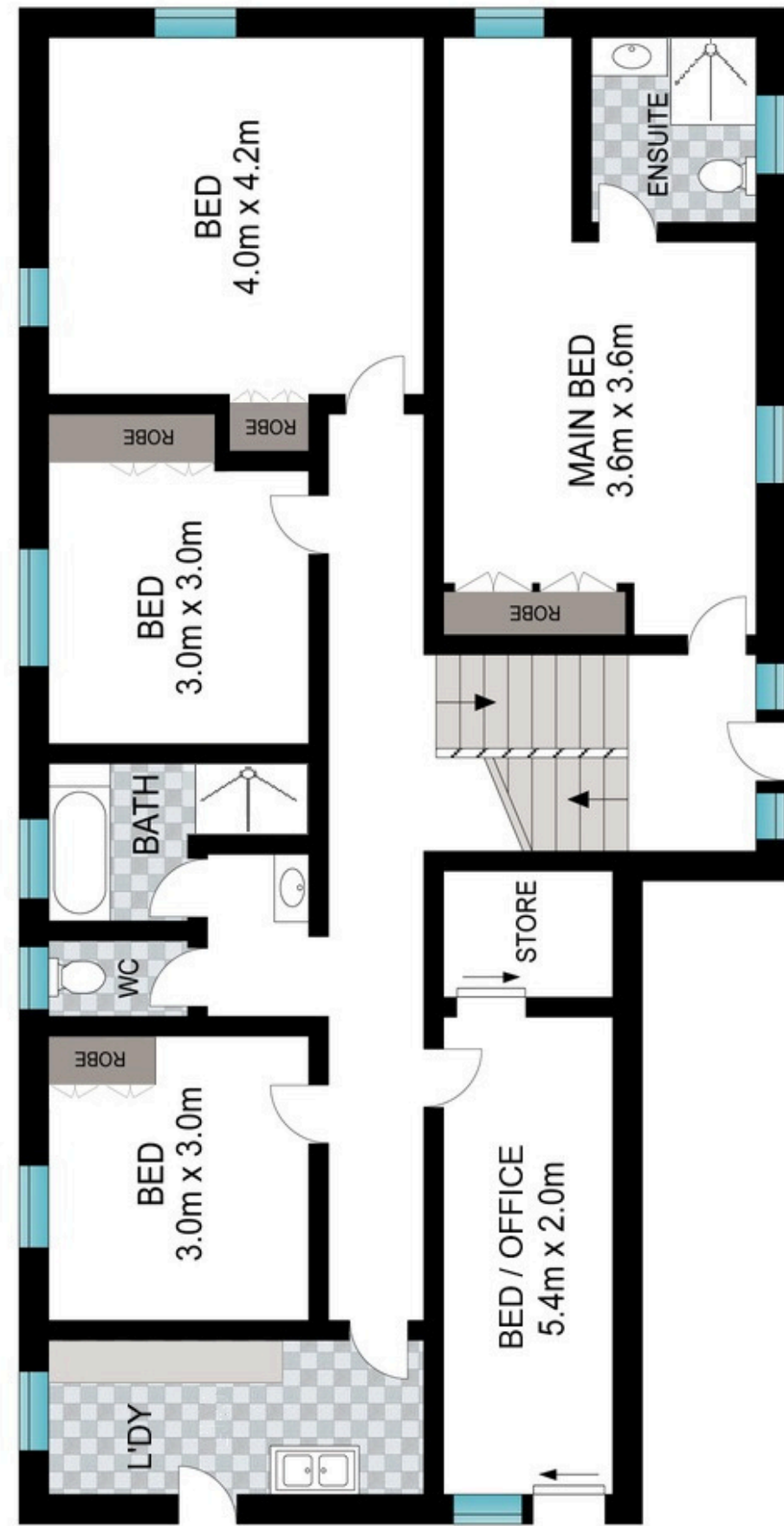
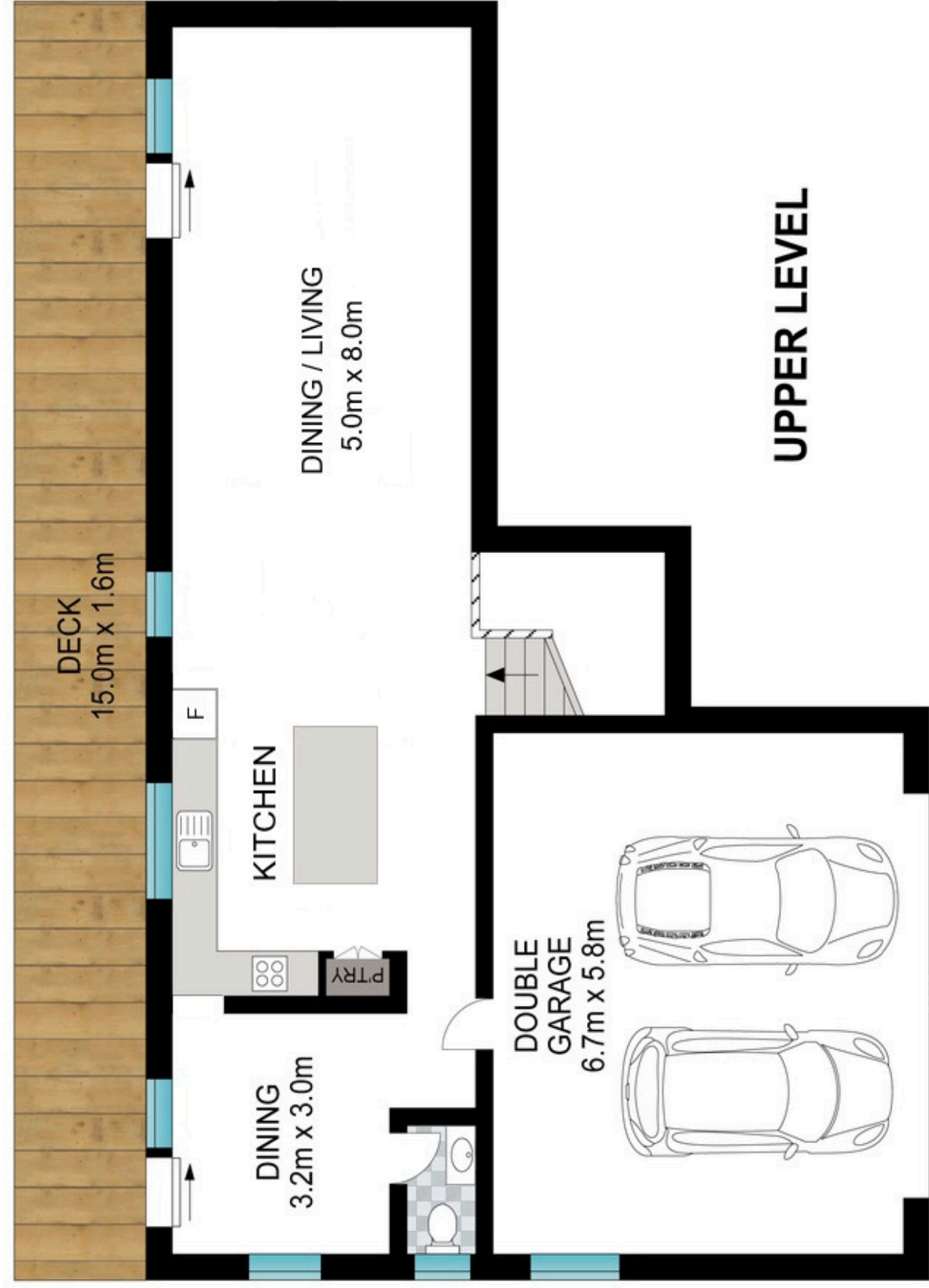
3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster Aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based Aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



INT: 236 m²
EXT: 26 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.




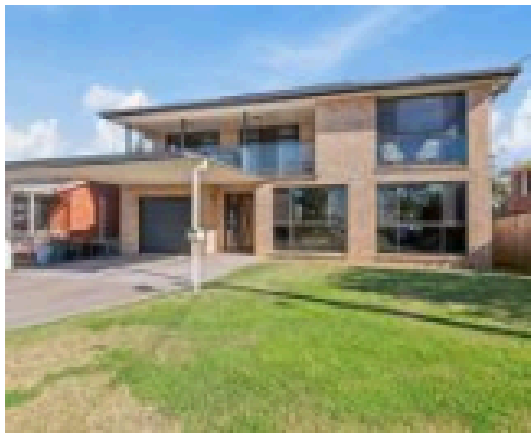




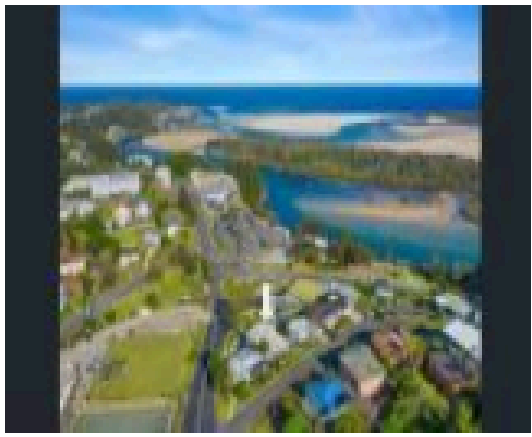








CASA BELLA
ESTATE AGENTS

36A Seaview Street, Nambucca Heads

Rental Appraisal

Nearby Comparable Rental Properties:

28 WEST ST, NAMBUCCA HEADS 2448	 4  2  1
 <p>Property Type: House Area: 644 m² RPD: 14//DP230385</p> <p>Features: CONTEMPORARY, DECK, STUDY, BUILT IN ROBES, MODERN KITCHEN, SCENIC VIEWS, ENTERTAINMENT AREA, IMPROVEMENTS: FLOORBOARDS</p>	<p>Current Rent Price: \$700 First Rent Price: \$700 Month Listed: February 2025* (Rented) Days on Market: 17 Days</p> <p></p>
1 BEER PDE, NAMBUCCA HEADS 2448	 4  3  4
 <p>Property Type: House Area: 601 m² RPD: 2/27//DP758749</p> <p>Features:</p>	<p>Current Rent Price: \$695 Per Week First Rent Price: \$695 Per Week Month Listed: July 2024* (Rented) Days on Market: 8 Days</p> <p></p>
29 JANGGAL JANGGAL RD, NAMBUCCA HEADS 24	 4  2  2
 <p>Property Type: House Area: 622 m² RPD: 45/1273813</p> <p>Features:</p>	<p>Current Rent Price: \$680 Per Week First Rent Price: \$680 Per Week Month Listed: June 2024* (Rented) Days on Market: 6 Days</p> <p></p>

36a Seaview Street, Nambucca Heads

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

\$690 - \$740

Gallery



Comparable Sold Properties



76 Seaview Street, Nambucca Heads

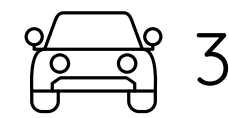
Sold: \$930,000



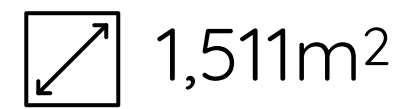
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3



3



1,511m²



9 Leonard Street, Nambucca Heads

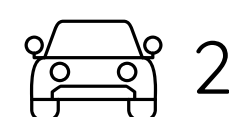
Sold: \$1,085,000



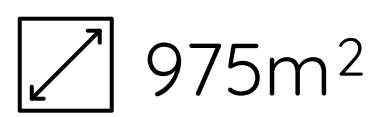
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2



2



975m²



16 Dickson Street, Nambucca Heads

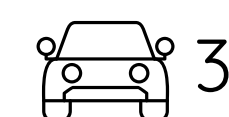
Sold: \$1,260,000



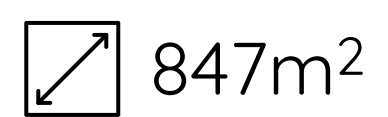
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3



3



847m²

Formal Offer Form

Property: 36a Seaview Street, Nambucca Heads

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 either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

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: _____

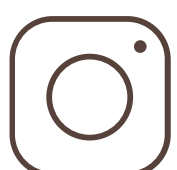


Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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