



Sold



172-178 Caroline Street, Bendemeer

1 1 2

## Charming Country Retreat with Endless Potential

Nestled in the heart of Bendemeer, this unique one-bedroom, one-bathroom home sits on an expansive 16,140m<sup>2</sup> (3.9 acres) block, offering space, tranquility, and endless possibilities. The property is currently tenanted until the end of May, providing an immediate return on investment with a rental income of \$400 per week.

Just a short stroll from the famous Bendemeer Pub, local shops, and the tranquil McDonald River, this property is set in a charming rural community with easy access to Tamworth and Armidale. Positioned on a picturesque corner block with two access points, it offers both convenience and privacy.

Perfect for those seeking a simple, low-maintenance lifestyle, this hobby block presents endless opportunities. While the cottage is modest in size, there is potential to extend and create a more spacious home. Alternatively, it serves as a charming weekend retreat or a comfortable base while you build your dream home.

Surrounded by natural beauty, this property offers a peaceful retreat where you can escape the summer heat and embrace the relaxed

**FOR SALE**  
\$460,000 - \$490,000

### AGENTS

Samuel Spokes  
0475 843 042  
sam.spokes@ljhooker.com.au

Grace Hugo  
grace.hugo@ljhooker.com.au

### AGENCY

LJ Hooker Tamworth  
(02) 6767 1710

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LJ Hooker

country lifestyle of Bendemeer. Don't miss this incredible opportunity to secure your own piece of rural paradise.

## MORE DETAILS

Property ID	A4AHTE
Property Type	House
Land Area	4 acre
Including	Air Conditioning Fire Place Floorboards Workshop

### Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative |  
sam.spokes@ljhooker.com.au

### Grace Hugo

Sales Associate | grace.hugo@ljhooker.com.au

### LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340  
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au

