



## Bendemeer, 172-178 Caroline Street

### Charming Country Retreat with Endless Potential

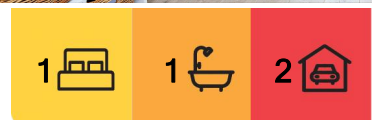
Nestled in the heart of Bendemeer, this unique one-bedroom, one-bathroom home sits on an expansive 16,140m<sup>2</sup>; (3.9 acres) block, offering space, tranquility, and endless possibilities. The property is currently tenanted until the end of May, providing an immediate return on investment with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



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$460,000 - \$490,000

**View**  
By Appointment

**Contact**  
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**Grace Hugo**  
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**LJ Hooker Tamworth**  
(02) 6767 1710



Surrounded by natural beauty, this property offers a peaceful retreat where you can escape the summer heat and embrace the relaxed country lifestyle of Bendemeer. Don't miss this incredible opportunity to secure your own piece of rural paradise.

## More About this Property

<b>Property ID</b>	A4AHE
<b>Property Type</b>	House
<b>Land Area</b>	4 acre
<b>Including</b>	Air Conditioning Fire Place Floorboards Workshop

**Samuel Spokes 0475 843 042**

Licensee, Director - Sales Representative | [sam.spokes@ljhooker.com.au](mailto:sam.spokes@ljhooker.com.au)

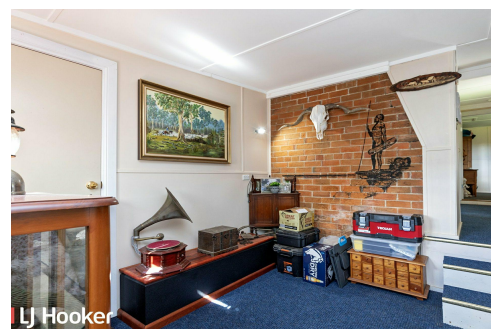
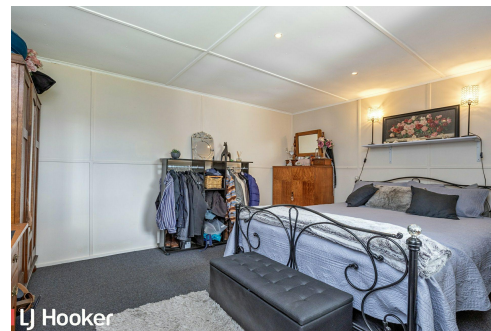
**Grace Hugo**

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