



3735 The Bucketts Way, Krumbach

## Unique Opportunity in Krumbach

The bustling and active village of Krumbach has seen lots of changes and growth over the last year; investment and renovations are taking place in the town at a rapid pace.

A very unique opportunity has come to the market with the famous Krumbach Café now for sale. A lovely private home with stunning mountain views and a lovely tiered garden is part of the package this property has to offer.

After many years offering coffee and beautiful scones to locals and travellers, the current owner has decided to pass on the "baton".

The property has easy access to the rear garden area with vehicular access past the single, lock up garage. The solid block and hardiplank construction gives an amazingly quiet home to relax and enjoy. The café adjoins the home and can be continued or made to extend the home.

The tiled covered verandah area at the back of the property cries out for slow coffees and brekkies in the morning or chilled wine in the afternoon.

Old world charm with modern construction has come together to give

4 🏠 2 🚗 1 🚚

**FOR SALE**  
\$835,000

**VIEW**  
By Appointment

**AGENTS**  
Steve Attkins  
0488 788 169  
steve.attkins@ljhforster.com.au

**AGENCY**  
LJ Hooker Forster | Tuncurry  
(02) 6591 6400

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.

 **LJ Hooker**

the four bedroom home a great feel.

The kitchen is well-appointed and has, of course, an amazing view of Krumbach mountains. A new fire box has been installed adding a cosy warmth to the home in those wintery nights. There is also reverse-cycle air conditioning throughout for summer and winter. The dining and lounge areas are well-sized as are the bedrooms.

There is a paved area to the rear with a bedroom and extra spare room for overflow guests. An opportunity to create your own lifestyle in country Krumbach.

An easy drive to the Pacific Highway and Nambucca, or Newcastle being just over an hour south.

Stunning Forster lakes and beaches await with a short 30 minute drive. Beautiful Gloucester and Barrington Tops is a relaxed 45 minute drive with national parks walking opportunities galore.

The business purchase can be discussed with owner, if required.

Contact Steve Atkins on 0488 788 169 for your private inspection.  
Disclaimer: All information contained herein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## MORE DETAILS

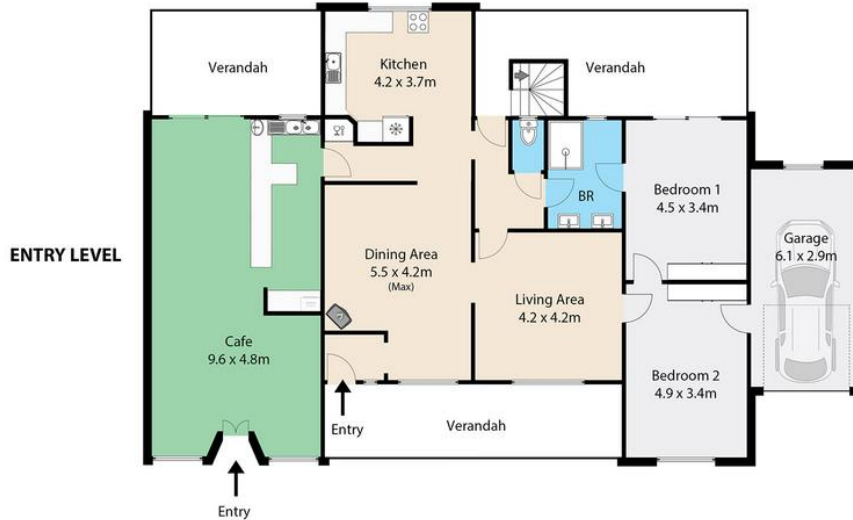
Property ID	1EQ4F5Y
Property Type	House
Land Area	1246 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Courtyard

**Steve Atkins 0488 788 169**  
Principal | [steve.atkins@ljhforster.com.au](mailto:steve.atkins@ljhforster.com.au)

**LJ Hooker Forster | Tuncurry (02) 6591 6400**  
3/41 Kularoo Drive, FORSTER NSW 2428  
[forster.ljhooker.com.au](http://forster.ljhooker.com.au) | [realestate@ljhforster.com.au](mailto:realestate@ljhforster.com.au)



- 4 
- 2 
- 1 



**3735 The Bucketts Way,  
Krambach, NSW 2429**

Internal floor area: 210 m<sup>2</sup>  
Land area: 1243 m<sup>2</sup>



Plans and dimensions are made as accurately as possible, however these are to be used as a guide and slight variations may be possible.