



Nabiac, 12 Abbott Street

Excellent buying in the heart of the Midnorth Coast

This home sits on a large expansive block of 1,012 sqm, with lots of infrastructure in the form of sheds and garaging; a classic Californian bungalow with featured timber works.

This opportunity to get into the regional market and the bustling village of Nabiac awaits. In need of some 'TLC', the home would be a great family home as it is, being so well-located to the shopping village of Nabiac and the renowned Nabiac Public School. The village also provides a regional bus terminus for high school transport to Taree or Tuncurry.

This beauty will benefit from some work to bring back the charm the home has had in the past.

The bones are good and nestled on a large block 1,012 sqm with shedding and established gardens; the house will transform into a lovely home or investment for a first



For Sale
\$649,000

View
ljhooker.com.au/1EDPF5Y

Contact
Steve Atkins
0488 788 169
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home buyer, investor or builder looking for a project. The property backs on to a lovely reserve and has a north-westerly aspect with a very well-established, mature garden. The property is also fully fenced so pets are contained.

Three bedrooms and two bathrooms with beautiful old timber work to keep as features, will benefit the lucky new owners.

Excellent access to the Pacific Highway, Nahiach village, the Nahiach Primary school, and bustling village life of Nahiach.

Well-priced to allow the current owners to move on to their next venture.

Inspections strictly by appointment.

Contact Steve Attkins on 0488 788 169.

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More About this Property

Property ID	1EDPF5Y
Property Type	House
Land Area	1013 m2
Including	Ensuite Toilets (2) Fire Place Floorboards Workshop

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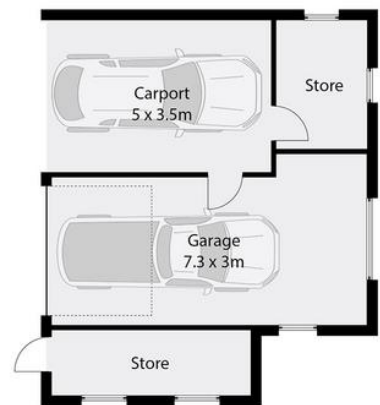
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3
2
2



12 Abbott Street,
Nabiac, NSW 2312

Internal floor area: 165 m²
Land area: 1013 m²



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