



12 Abbott Street, Nabiac

## PACKED WITH POTENTIAL

Positioned on a generous block, this classic Californian bungalow offers space, character and an exciting opportunity to add value.

- Expansive block just under 1,100sqm (approx) with established gardens and a north-westerly aspect;
- Solid Californian bungalow featuring beautiful original timber work and classic charm;
- Three bedrooms and two bathrooms, ideal for families or renovators;
- Sheds and ample garaging providing excellent storage and workspace options;
- Fully fenced yard, perfect for pets and privacy;
- Backing onto a reserve, offering a peaceful and leafy outlook;
- Well-located close to boat ramp, Nabiac village shops, cafés and everyday conveniences;
- Easy access to Nabiac Public School and regional bus for high school transport to Taree and Tuncurry;
- Convenient connection to the Pacific Highway for commuting;
- Ready for some TLC, with strong bones and outstanding renovation potential.

Whether you're a first home buyer, investor or builder looking for your next project, this well-positioned property is a fantastic chance to secure a foothold in the thriving Nabiac market.

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**FOR SALE**  
\$649,000

**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**

Contact Steve Atkins on 0488 788 169 today to arrange your private inspection.

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## MORE DETAILS

Property ID	1EVNF5Y
Property Type	House
Land Area	1013 m2
Including	Ensuite Toilets (2) Fire Place Floorboards Workshop

**Steve Atkins 0488 788 169**

Principal | [steve.atkins@ljhforster.com.au](mailto:steve.atkins@ljhforster.com.au)

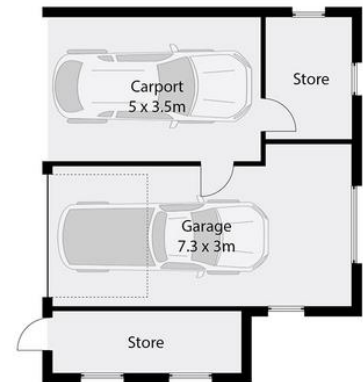
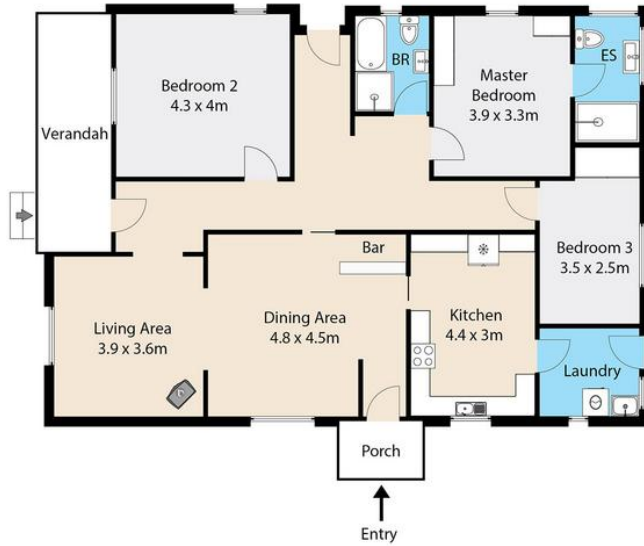
**LJ Hooker Forster | Tuncurry (02) 6591 6400**

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**12 Abbott Street,  
Nabiac, NSW 2312**

Internal floor area: 165 m<sup>2</sup>  
Land area: 1013 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.