



10 Harold Walker Avenue, WEST KEMPSEY, NSW 2440

Count Your Blessings

Built in the 1960's by the Baptist Union and totally refurbished in 2008 for the local Anglican Priest, you could say this house was blessed.

The home is built of cypress pine weatherboard with three bedrooms, 2 bathrooms, tallow-wood rear deck and detached "colourbond" double garage and carport.

Located well within walking distance to West Kempsey shopping centre, Primary School, Library, Services NSW, Council Offices and Medical Centres, you could say this home was in the perfect location.

Such a versatile design, this 3 bedroom home is currently let as two flats - 1x 1 bedroom and 1x 2 bedrooms with a combined income of \$560 per week.

This is the perfect opportunity for someone wishing to downsize and have an income as well, or maybe the savvy investor will give this property the serious consideration it deserves. The current owner has a proposed development to change the current detached double garage and carport into a granny flat and that approval lapses in April 2023. Just another reason to add this property to your short list.

If this sounds like what you've been searching for, call today and before long, maybe

TYPE: Sold

INTERNET ID: 5P13140

SALE DETAILS

\$450,000

CONTACT DETAILS

Leah Elford
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you'll be counting your blessings.

Features include:

- Two current tenancies
- Weekly income of \$560pw
- Ramp for entry
- Polished timber floors
- Solar hot water system
- Water tank
- Concrete driveway
- Tiled entry
- Rear deck

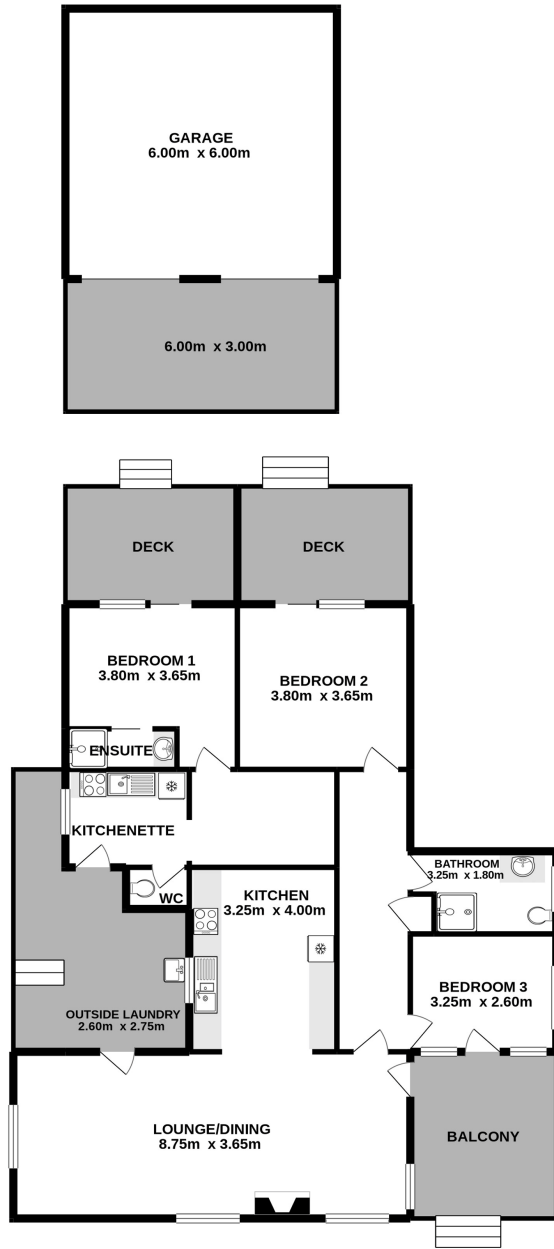
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Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 613.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







Elders 10 Harold Walker Avenue West Kempsey Total Approx Floor Area 109.9 sq.m
Measurements are approximate. Not to scale. Illustration purposes only. Checklines and take any responsibility for any information supplied.