



## 14 Prince Street, BULAHDELAH, NSW 2423

### Solid Brick & Tile Home with Future Potential

Located in a quiet street, on a low-maintenance 757m<sup>2</sup> block, this solid three bedroom brick and tile home presents an excellent opportunity for first home buyers, investors or those looking to add value over time.

A proven long term rental, the property offers three light filled bedrooms and a functional open-plan kitchen, living and dining area. Easy care vinyl flooring and a recently installed reverse-cycle air conditioner ensure comfortable day to day living, while the kitchen and bathroom have been well maintained and remain in neat, original condition.

The laundry provides direct access to the fully fenced backyard, which is level, practical and easy to maintain. Both the front and rear verandahs are undercover, creating additional outdoor living space, while the single garage with electric door offers secure parking plus extra room for storage or a small workshop. Garden shedding further enhances the property's practicality.

Conveniently positioned in the heart of Bulahdelah, the home is within easy reach of local shops, schools and essential amenities. With direct access to the M1 Pacific Motorway, you'll enjoy effortless travel to some of the region's most sought-after

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** L39736910

#### SALE DETAILS

**\$649,000**

#### CONTACT DETAILS

**Elders Real Estate  
Gloucester**

54 Church Street  
Gloucester, NSW  
02 6558 1507

**Rikki-Lee Day**  
0427658146

destinations, including Seal Rocks (40km), Port Stephens (33km), Taree (72km) and Newcastle Airport (76km).

Comfortable as is and offering scope for future updates, this is a property with genuine potential and broad appeal in a well-connected MidCoast location.

Inspections by appointment - Contact Rikki-Lee Day on 0427 658 146

Elders Real Estate R&R Property Group make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

- Land Area 757.00 square metres
- Building Area: 102.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards









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Internal Floor Area: 102m<sup>2</sup>  
Land Area: 757m<sup>2</sup>



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.