



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

30 Bellevue Drive, North Macksville

Serena Sutch

M 0418 259 449

E serena@cbea.com.au

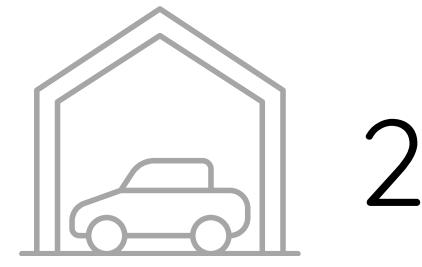
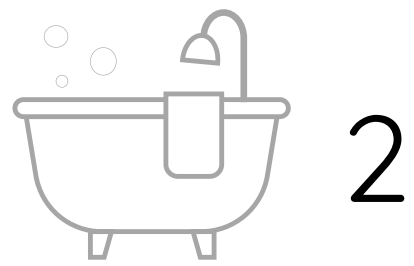
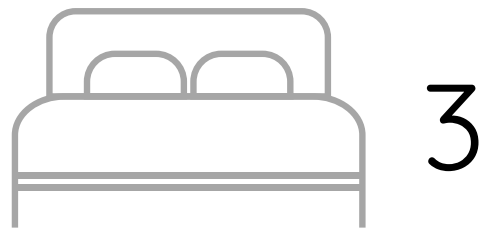
Mikayla Lord

M 0459 837 759

E mikayla@cbea.com.au

Property Particulars

30 Bellevue Drive, North Macksville



PRICE \$850,000 - \$900,000

TITLE Lot 5 DP 204120

LAND SIZE 727m² approx

TENANCY Vacant Possession

METHOD OF SALE Private Treaty

COUNCIL RATES \$3,216.48 p.a approx

ZONING R1 General Residential



Property Description

Character Home with Stunning River & Mountain Views...

This character filled riverfront home was constructed when craftsmanship was a priority. Positioned high on a spacious *727m² terraced block, it overlooks the impressive Nambucca River with picturesque mountain views to the south and west, which transform with the seasons.

Looking up at the home from the street level, you will notice the extra height remote-controlled garage door leading into an expansive (in both height and depth) garage and workshop area, complete with a mezzanine level. Whether you're a tradesperson, caravan or boat enthusiast, or simply someone who values a large space for work or hobbies, this area truly stands out. For those that need additional storage, there is an abundance of under house space. An internal staircase also connects the workshop to the upper floor, for convenience and inclusiveness.

Your guests upon arrival will wander up the wide curved stairwell through the front garden towards the entrance, providing them with a sense of grandeur along the way.

The kitchen is notably spacious and meticulously designed, offering an ideal setting for both family gatherings and entertaining guests. Ample bench space and generous cabinetry provide practicality, while the inclusion of a double sink, electric oven and benchtop stove ensures convenience.

Overlooking the dining area with its ceiling fan and abundance of windows, the kitchen is enhanced by picturesque views of the stunning river and mountains beyond, filling the space with natural light and scenic charm. Double glass sliding doors open to the living room which flows to the adjoining sunroom featuring two walls of windows overlooking the river, mountains and bushland, creating a tranquil atmosphere.

The living room is distinguished by a central brick fireplace that conjures memories of a bygone era, infusing the space with warmth and character. Although the fireplace no longer works as it once did, this space could be revitalized with a new heating source (a gas bayonet is in place, though it is not currently connected). The main bathroom is centrally positioned for practicality and presents the original colour palette and layout. It features a separate built-in bath, vanity and shower. The toilet and an additional handbasin are discreetly positioned within the spacious laundry.

The primary bedroom offers a tranquil leafy outlook as well as river views via the sunroom, complete with an ensuite bathroom, ceiling fan, a wall of built-in robes and a dressing table. Direct access to the sunroom seamlessly blends privacy with openness, cultivating a restful retreat for its occupants.

Generous in dimension, the second bedroom with a skylight and ceiling fan is conveniently located adjacent to the primary bedroom, providing flexibility for family living or accommodating guests with comfort and ease.

For further versatility, an additional family room and third bedroom are situated at the rear of the home. These spaces are bathed in gentle northern sunlight and offer serene views of the established gardens. The spacious third bedroom features a ceiling fan and western windows for additional sunlight with views of the neighbouring foliage.

Property Description

The connecting screened room is positioned between the laundry and family room, providing a link between both sides of the home. A personal access door within this space leads out to the landscaped yard and pathway around to the front of the home.

The fenced, terraced rear yard leads up to McLennans Lane, so you can enjoy privacy as well as convenience. For avid gardeners, there are established plants, trees and a shade house.

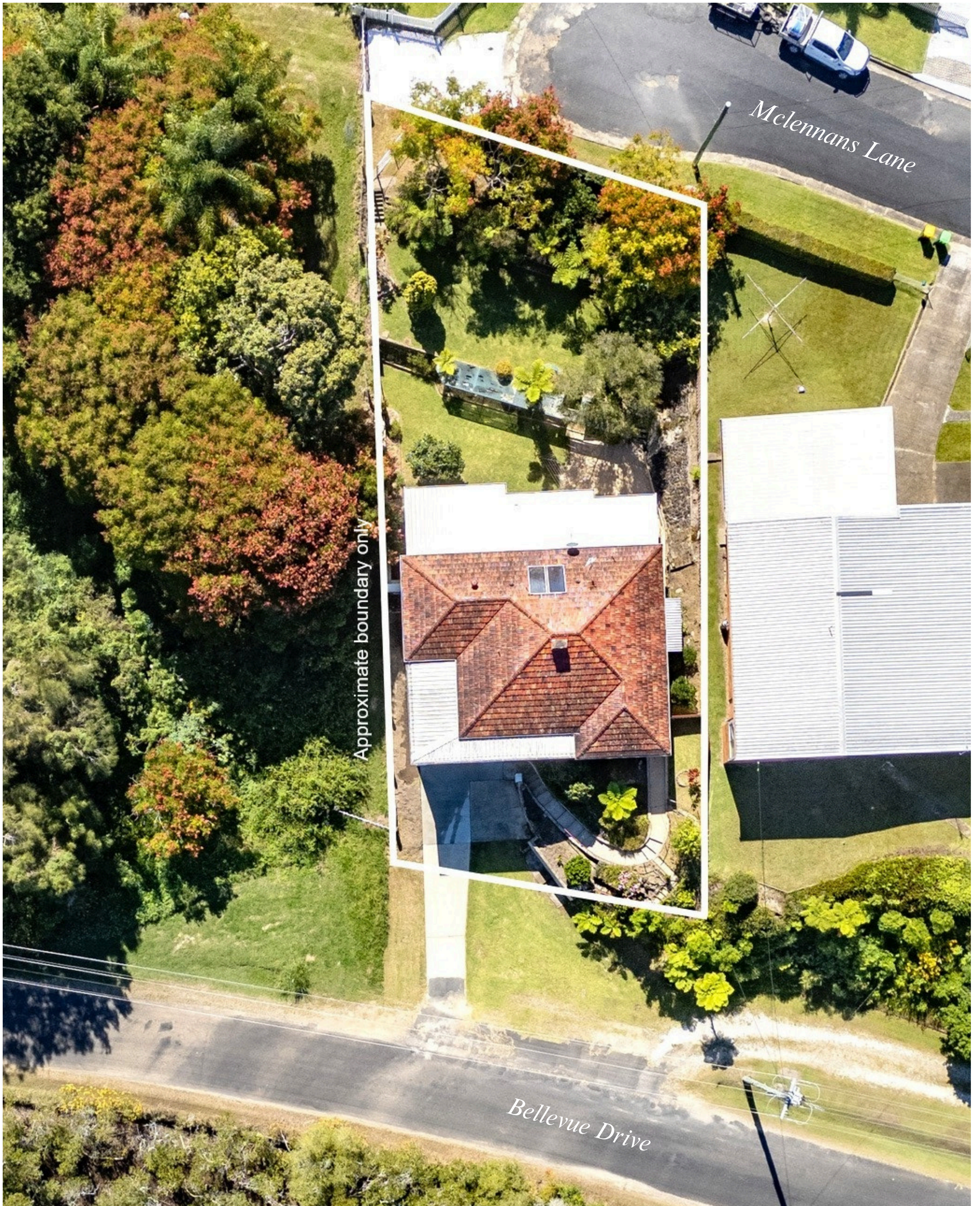
This property is a level walk to the centre of Macksville's township, offering further convenience.

Notable features:

- Three large bedrooms, two bathrooms (including an ensuite to the primary bedroom).
- Primary bedroom has a ceiling fan, built in robes, leafy outlook and direct access to the sunroom.
- The main bathroom is original with a separate shower, vanity and bath.
- A separate toilet and handbasin are positioned privately in the laundry.
- The spacious original laundry offers further storage and leads to the screened room, family room and third bedroom. Both the family room and bedroom have large windows with garden views.
- Third bedroom with north and west leafy outlook, fan and access to family room.
- Three living areas include the dining, living room and family room.
- Brick fireplace currently not in operation, gas bayonet in place (not connected)
- High ceilings with ornate cornices, hardwood and original features throughout.
- Kitchen and dining room are separated from the living room via double glass doors.
- Large kitchen with an abundance of cabinetry and electric appliances.
- Vast sunroom spanning two sides of the home with incredible river and mountain views to the south and west.
- *727m² high set block with established gardens and access to two streets.
- Rear yard with shade house, level lawn area, terraced gardens, pathway to upper street level.
- Extra height remote controlled roller door, spacious garage, workshop area and mezzanine level.
- Under house storage, internal stairwell, tiled area at the bottom of the stairs.
- Level walk to the centre of town and sports fields.

* = *Approximate.*

Boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R1 General Residential

R1 General Residential:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations

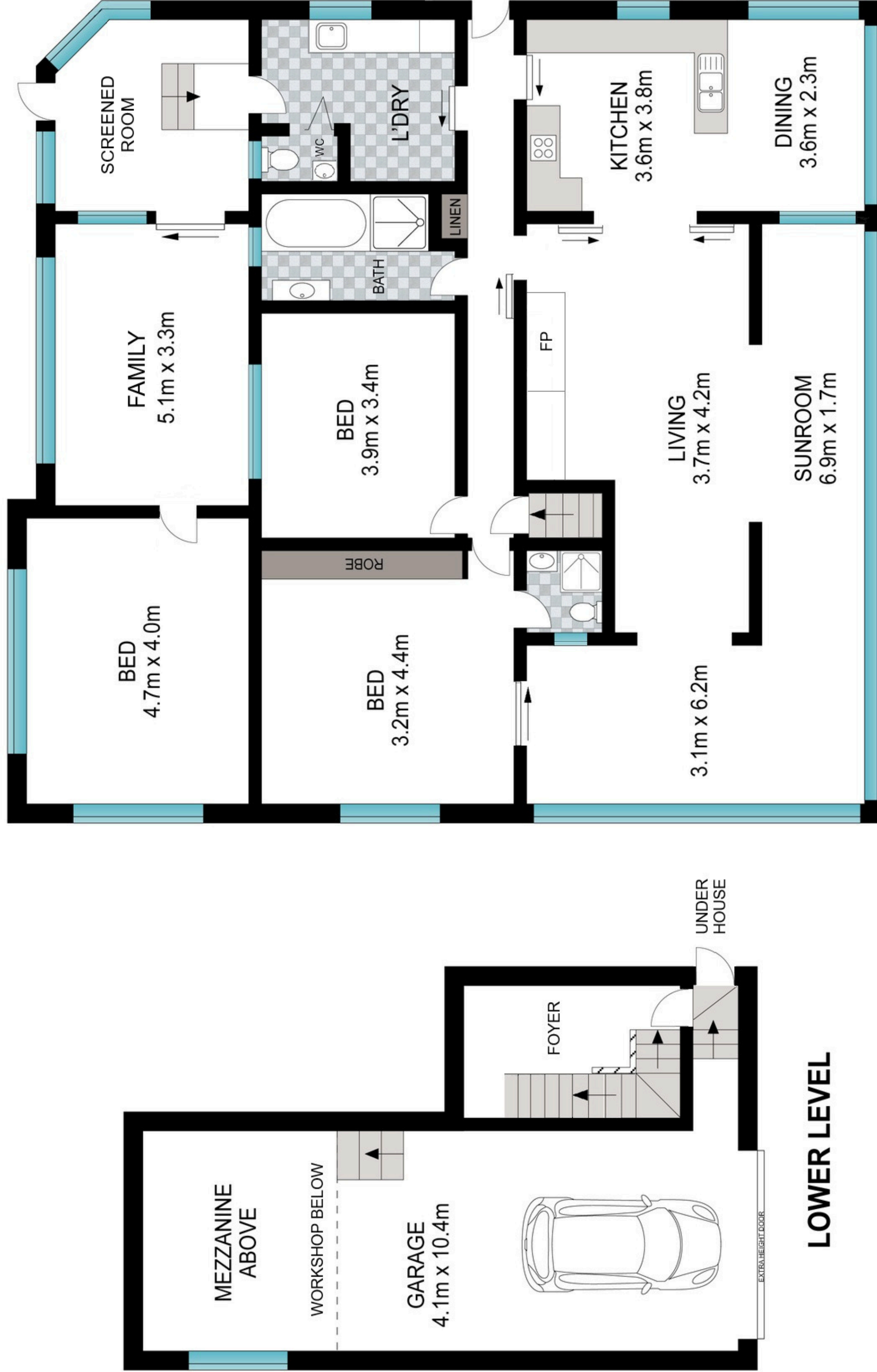
3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster Aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based Aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



INT: 256 m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

30 Bellevue Drive, North Macksville



Rental Appraisal

Nearby Comparable Rental Properties:

17 GLENMORE CRES, NORTH MACKSVILLE 2447	
 <p>Property Type: House Area: 570 m² RPD: 70//DP261229</p> <p>Features:</p>	<p>Current Rent Price: \$580 per week First Rent Price: \$580 per week Month Listed: January 2026* (Rented) Days on Market: 7 Days</p> 
9 GEORGE CL, NORTH MACKSVILLE 2447	
 <p>Property Type: House Area: 564 m² RPD: 81//DP261645</p> <p>Features: WALL TYPE: BRICK, ROOF TYPE: TILE, LOWSET, BRICK AND TILE, GARAGE, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO</p>	<p>Current Rent Price: \$600 per week First Rent Price: \$600 per week Month Listed: June 2025* (Rented) Days on Market: N/A</p> 
25 BELLEVUE DR, NORTH MACKSVILLE 2447	
 <p>Property Type: House Area: 544 m² RPD: 8//DP534177</p> <p>Features: WALL TYPE: BRICK, ROOF TYPE: TILE, HIGHSET, BRICK AND TILE, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT</p>	<p>Current Rent Price: \$560 per week First Rent Price: \$560 per week Month Listed: December 2025* (Rented) Days on Market: 27 Days</p> 

The above properties are inferior to this property in either size, condition and/or location.

30 Bellevue Drive, North Macksville

By comparing three comparable rentals nearby, we estimate the above property could achieve a **weekly** rental income between:

\$610 - \$660

The above figures are based on the current condition of the home - if it was renovated it would achieve a higher amount.

Gallery

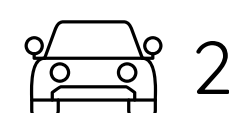


Comparable Sold Properties



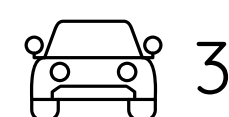
26 Bellevue Drive, North Macksville

Sold: \$980,000



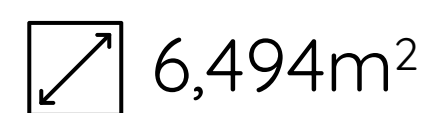
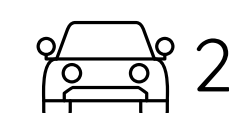
38 River Street, Macksville

Sold: \$900,000



10 McLennans Lane, North Macksville

Sold: \$880,000



Formal Offer Form

Property: 30 Bellevue Drive, North Macksville

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). **I have** pre-approval to arrange finance

Conditions: *(please tick all that apply)*

- Pest and building inspection required
 Need to sell another property to complete this purchase
↳ Is the property currently on the market? *yes* *no*

Additional conditions/information:

Settlement period:

28 days after contracts have exchanged.

Do you require a different settlement period? *yes* *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____

Date: _____

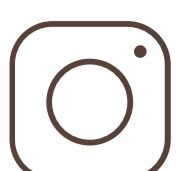


Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

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