CASA BELLA
ESTATE AGENTS

Property Brochure

Property:

1/20 The Glen, Hyland Park

Serena Sutch

M 0418 259 449
E serena@cbea.com.au

Mikayla Lord

M 0459 837 759
E mikayla@cbea.com.au

Property Particulars

1/20 The Glen, Hyland Park

2 1 1

PRICE	$610,000 - $630,000
TITLE	Lot 1 Strata Plan 41492
LAND SIZE	
TENANCY	Vacant Possession
METHOD OF SALE	Private Treaty
COUNCIL RATES	$2,756.50 p.a approx
ZONING	R1 General Residential
PROPERTY TYPE	Duplex

Property Description

Light, stylish and effortlessly coastal...

Modern, beautifully renovated and designed for easy coastal living, this stylish brick and tile home delivers an impressive combination of comfort, quality and value.

From the moment you step through the front door, it is clear that considerable thought and care has gone into creating a home that is both beautiful and practical. Fresh modern interiors are complemented by high ceilings, abundant windows and a wonderful northwest aspect, filling the home with natural light throughout the day.
At the heart of the home is the generous open-plan living and dining area, where easy care tile flooring and a relaxed sense of space create an inviting environment for everyday living or entertaining. Flowing seamlessly from here, the screened sunroom provides another versatile living space and an ideal spot for outdoor dining, whatever the season.

The kitchen is warm, contemporary and highly functional. Featuring Bosch electric cooking, a double sink, generous benchtops, a breakfast bar with pendant lighting and a modern colour palette, it is a space that feels equally suited to a quiet morning coffee or time spent amongst family and friends. Additional highset windows and the extra-height ceiling bring an abundance of natural light into the kitchen, creating a bright and welcoming centrepiece to the home.

A particularly appealing feature is the extra wide hallway, with two generous storage cupboards providing excellent practicality without compromising the home's sense of space.

Both bedrooms are thoughtfully positioned for comfort and privacy. The first bedroom includes air conditioning, a built-in robe and a northeast facing window, while the spacious main bedroom enjoys the privacy of its position at the rear of the home, along with double built-in robes, air conditioning and a northeast facing window with views of the garden.

The resort style bathroom brings a touch of luxury to everyday life, with a freestanding soaking bath, large open shower, striking black tapware and accents, a freestanding vanity with a beautiful concrete basin and northeast window. A separate toilet adds further convenience.

The laundry is equally well considered, with a northeast facing window and security-mesh door allowing you to capture the fresh coastal air and ocean breezes throughout the year.

A single lock-up garage with internal access provides secure parking and the convenience of arriving home comfortably in all weather conditions.

Outside, the fully fenced side and rear yard provide a private and peaceful sanctuary, with established edible gardens offering the opportunity to grow your own fruit, vegetables and herbs. Bathed in sunlight, this yard is a wonderful place to spend time outdoors, whether you're gardening, relaxing or simply enjoying a little more connection with nature.

Side gate access makes bringing in soil, plants and gardening supplies wonderfully easy, a small but practical detail that makes outdoor living simpler.

Adding to the home's appeal is the impressive array of solar panels, helping to keep ongoing energy costs low and leaving more room in the household budget for the things you would rather spend your money on - perhaps your next getaway.

Property Description

With its low maintenance design, established gardens and tastefully renovated interior, this is a home you can comfortably lock up and leave when travel calls. It offers the freedom of a simpler lifestyle without compromising on comfort, style or quality.

Directly opposite the home, a child-friendly park leads through to the adjoining reserve, offering an easy opportunity to stretch your legs and wander towards the edge of Deep Creek.

For those who love the outdoors, the nearby beach located at the end of Banyandah Road provides another beautiful coastal escape, with walking trails and the ocean waiting beyond.

Just *5.3 km from the centre of Nambucca Heads, you are within easy reach of local shopping, schools, cafes, restaurants and everyday amenities. For those travelling further afield, *49 km connects you to Coffs Harbour Airport and the broader amenities of this thriving regional centre.

With its quality finishes, private established gardens, solar power, excellent natural light and sought-after position, this is an incredible opportunity for downsizers, couples, first-home buyers or anyone looking for a beautifully presented coastal home without the expense and upkeep of a larger property.

Simply move in, unpack and start enjoying the lifestyle!

Notable features:

- Two bedrooms with built in robes and air-conditioning.
- Resort style bathroom with deep soaking bath, separate toilet
- Open plan living, modern kitchen with breakfast bar, high ceiling.
- Screened sunroom with direct access to the garden
- Modern renovation, abundance of natural light, neutral colour palette.
- Fenced side and rear yards, edible established gardens with fruit trees
- Single lock up garage with internal access, solar system, level home
- Brick and tile easy care duplex, Deep Creek reserve and park across the road
- Beach access via bush walking track at the end of Banyandah Road

** = Approximate only.*

Boundary

Approximate boundary

ZONING: R1 General Residential

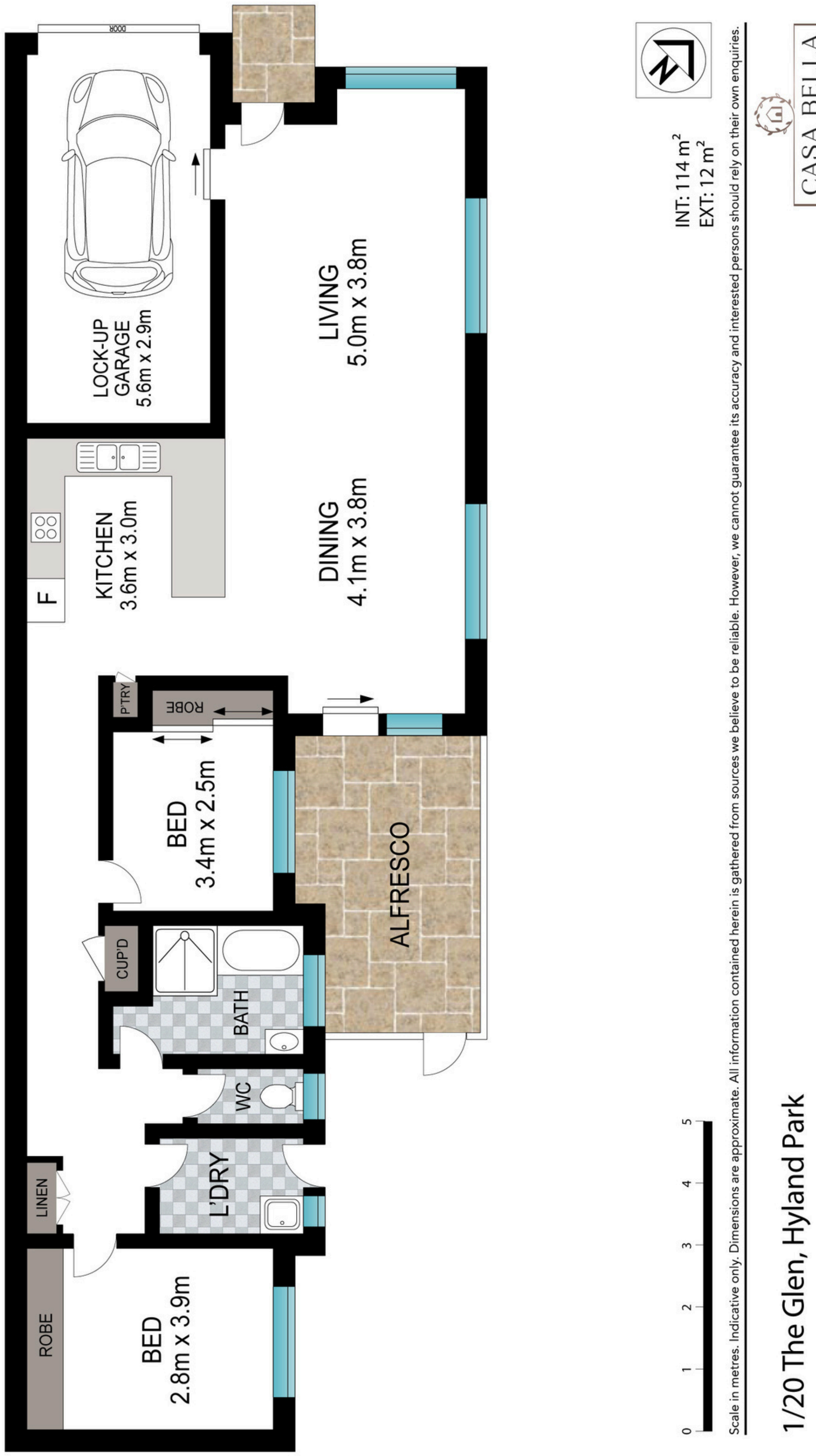
1 Objectives of zone
• To provide for the housing needs of the community.
• To provide for a variety of housing types and densities.
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

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

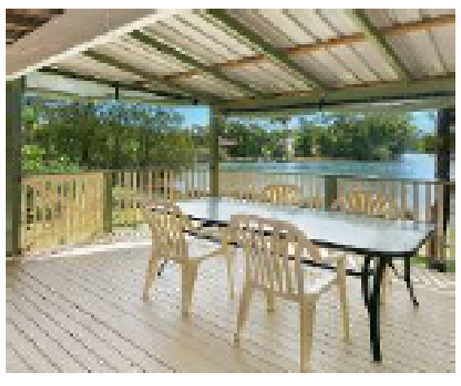

DOOR
LOCK-UP GARAGE 5.6m x 2.9m
LIVING 5.0m x 3.8m
KITCHEN 3.6m x 3.0m
F
DINING 4.1m x 3.8m
P'TRY
ROBE
BED 3.4m x 2.5m
ALFRESCO
CUP'D
BATH
WC
L'DRY
LINEN
ROBE
BED 2.8m x 3.9m
INT: 114 m²
EXT: 12 m²
CASA BELLA
ESTATE AGENTS
Scale in metres. Indicative only. Dimensions are approximate. All information 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.
0 1 2 3 4 5
1/20 The Glen, Hyland Park

Rental Appraisal

Nearby Rental Properties:

27 THE GLEN, HYLAND PARK 2448

2 1 1



Property Type: Unit
Area: 572 m²
RPD: 16//DP808685

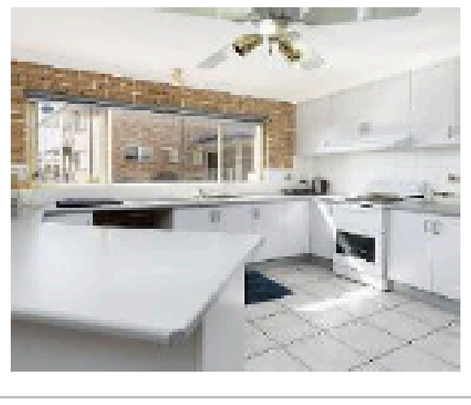
Features:

Current Rent Price: **$500 per week**
First Rent Price: **$500 per week**
Month Listed: **August 2026**
Days on Market: **14 Days**

A

4/36 LISTON ST, NAMBUCCA HEADS 2448

2 1 1



Property Type: Unit
Area: 1,053 m²
RPD: 4//SP46611

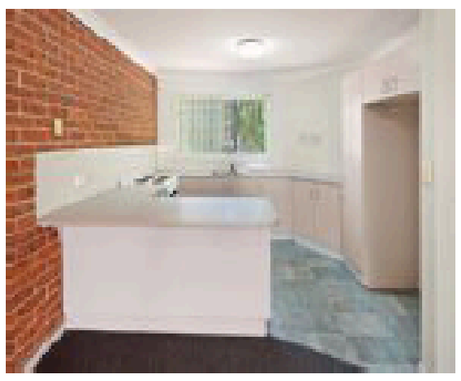
Features:

Current Rent Price: **$500 per week**
First Rent Price: **$500 per week**
Month Listed: **August 2026* (Rented)**
Days on Market: **6 Days**

B

4/15 PALMER ST, NAMBUCCA HEADS 2448

2 1 1



Property Type: Unit
Area: 1,346 m²
RPD: 4//SP41564

Features:

Current Rent Price: **$470 per week**
First Rent Price: **$470 per week**
Month Listed: **April 2026* (Rented)**
Days on Market: **18 Days**

C

1/20 The Glen, Hyland Park

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

$480 - $520

NOTE: The above figures may vary due to changing market conditions.

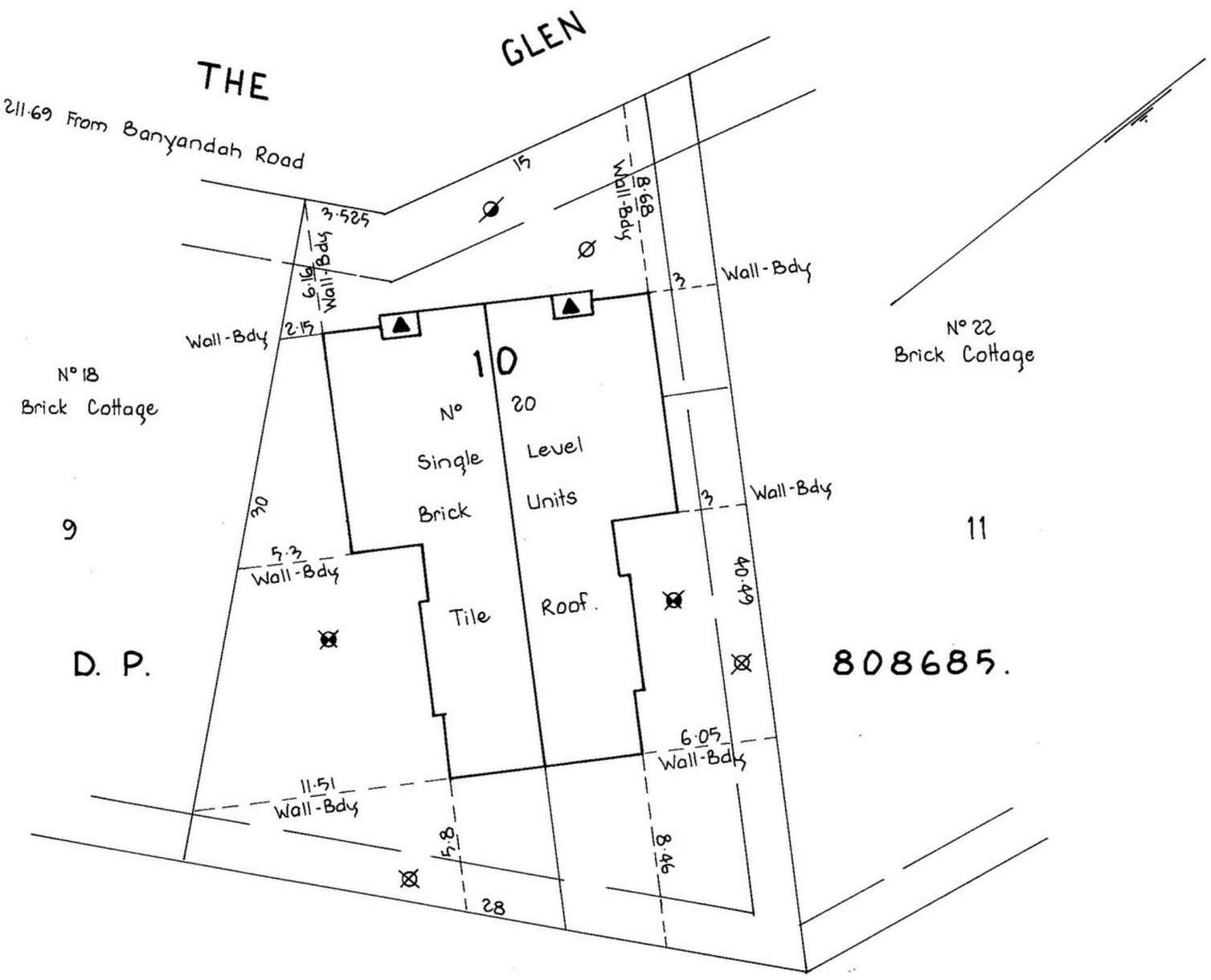
Strata Plan

FORM 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION — Sheet No. 2 of 3 Sheets

STRATA PLAN 41492

*OFFICE USE ONLY

LOCATION PLAN.



Easement To Drain Sewage 3 Wide } D.P. 808685.
Easement To Drain Water 2 Wide }
Denotes Garden Area.
Denotes Common Property.
Denotes Covered Patio. (Part Of Adjoining Lot)

Reduction Ratio 1: 200. Lengths are in metres

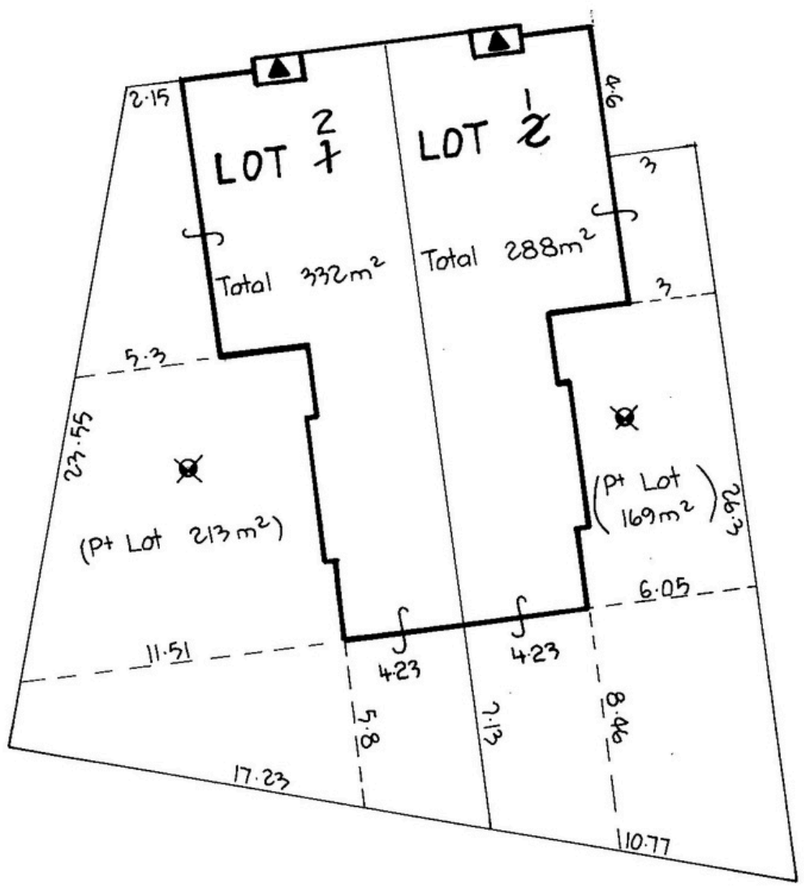
Registered Surveyor — Council Clerk

FORM 2 — WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION — Sheet No. 3 of 3 Sheets

STRATA PLAN 41492

*OFFICE USE ONLY

LEVEL 1
GROUND FLOOR.



Schedule Of Unit Entitlement.

1	1
2	1
Aggregate	2

Denotes Garden Area.

Denotes Covered Patio. (Part Of Adjoining Lot.)

Note:

1) Areas are approximate only.
2) Garden areas extend 2 metres below & 3 metres above the upper surface of the concrete floor of their respective adjoining unit.

LOT NUMBERS AMENDED IN LTO VIDE 1997 M666(23) 11.3.1997

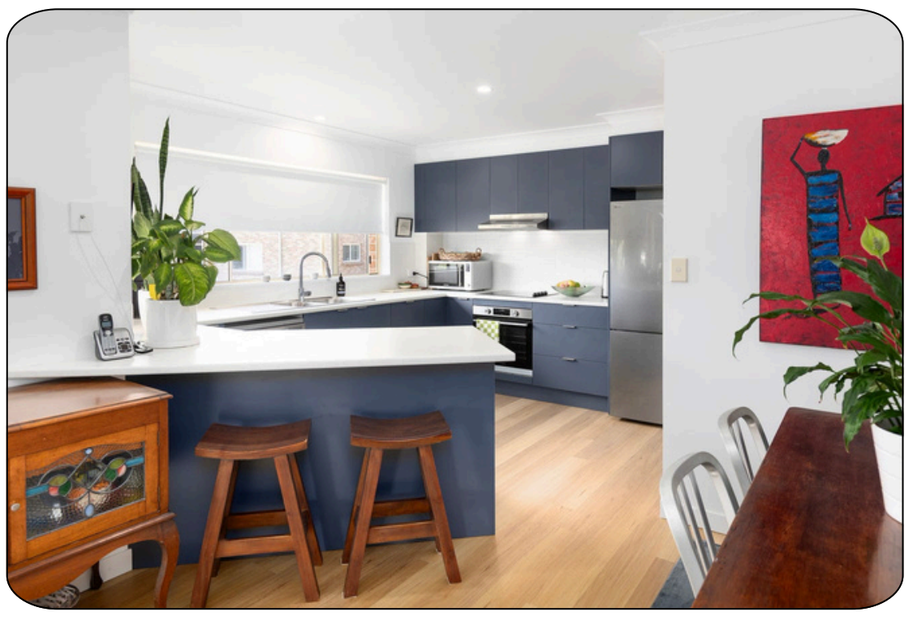
Reduction Ratio 1: 200 Lengths are in metres

Registered Surveyor — Council Clerk

SURVEYOR'S REFERENCE: 91/142

Req:R730186 /Doc:SP 0041492 P /Rev:31-Aug-2009 /NSW LRS /Pgs:ALL /Prt:28-Aug-2026 15:47 /Seq:2 of 3
© Office of the Registrar-General /Src:Hazlett /Ref:CCOAST-KMamone-26-1596Foster
Req:R730186 /Doc:SP 0041492 P /Rev:31-Aug-2009 /NSW LRS /Pgs:ALL /Prt:28-Aug-2026 15:47 /Seq:3 of 3
© Office of the Registrar-General /Src:Hazlett /Ref:CCOAST-KMamone-26-1596Foster

Comparable Sold Properties



5/36 Liston Street, Nambucca Heads

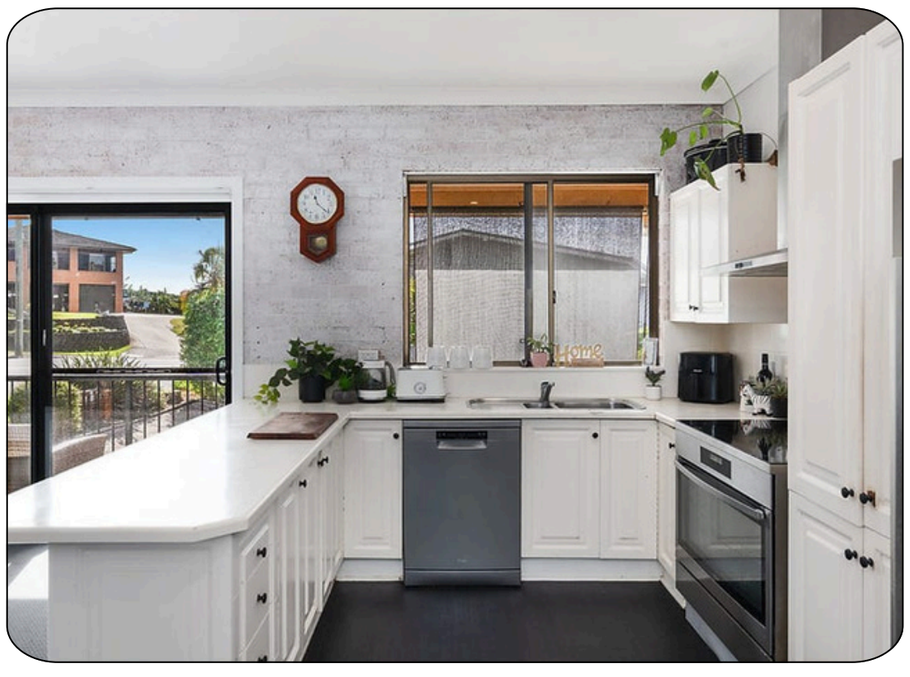
Sold: $660,000

2 | 1 | 1 | 1,053m²

8/11A Mann Street, Nambucca Heads

Sold: $695,000

2 | 1 | 1 | 1,042m²



3/5 Bemago Street, Nambucca Heads

Sold: $640,000

3 | 2 | 1 | 1,300m²

Formal Offer Form

Property: 1/20 The Glen, Hyland Park

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 I 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:_____

This form is an offer to purchase the above property and all fixtures and fittings at the time of inspection (unless otherwise stated in the Contract). Your offer is subject to the conditions you set out above. **Please submit via text or email to Serena or Mikayla.**

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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