



CASA BELLA  
ESTATE AGENTS

# Property Brochure



## Property:

15 Bellenger Street, Nambucca Heads

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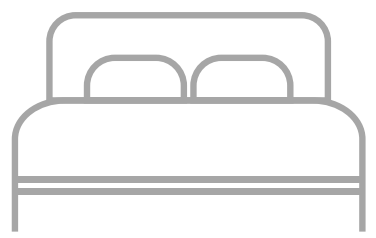
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# Property Particulars

15 Bellenger Street, Nambucca Heads



4



2



1

PRICE

\$1,050,000

TITLE

Lot 21 Sec 11 Plan DP 758749

LAND SIZE

778m<sup>2</sup> approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$3,110.46 p.a approx

ZONING

R1 General Residential



# Property Description

## Two levels of beach holiday bliss or investment potential...

Set in an elevated position to capture coastal breezes and the gentle sounds of birdlife, this inviting east side home offers a lovely balance of space, character, outlook and lifestyle. With a peaceful and private forest backdrop to the rear of the property and ocean views from the front, it presents as a warm and welcoming family abode or perhaps an appealing investment opportunity in the sought-after beach side of town.

Enjoying the best of both worlds, the property embraces its natural surrounds while being just approximately 200 metres from the beach access track at the end of the street, perfect for morning walks, swims or relaxed sunset strolls.

From the moment you arrive, the home makes a beautiful first impression with its well-maintained gardens and lawn, raised vegetable beds and privacy screening. The sunroom entry offers a warm and graceful welcome for family and guests alike. Filled with natural light from its northern and eastern windows allowing the winter morning sun to be enjoyed, this charming space features tiled flooring, a sliding door and easy access to the single garage via a personal access door. A large internal window also creates a lovely connection through to the living room.

The living room feels instantly comfortable, with beautiful hardwood flooring, a ceiling fan and air conditioning providing year-round comfort.

Along the hallway, past the linen cupboard, you will find three light-filled upstairs bedrooms, each with hardwood flooring and ceiling fans. Two bedrooms include mirrored built-in robes, whilst the two north-facing rooms enjoy lovely natural light and tinted windows, the south-facing bedroom enjoys forest views.

The recently renovated bathroom has been beautifully finished with a relaxed coastal feel. It features a spacious shower recess with two niches and a rainfall shower head, along with a floating vanity with a timber top, barn-style door to complete this holiday vibe and refreshing southern airflow.

At the heart of the home is the divine custom-built kitchen, centrally positioned and recently renovated to a high standard. Immaculately presented and thoughtfully designed, it offers a five-burner gas stove, Miele dishwasher, timber benchtops, floating shelves, deep stainless-steel sink, built-in pantry, generous storage and servery windows overlooking the adjoining family and dining room.

The open plan family and dining area is another lovely feature, enjoying an abundance of southern and eastern light with a private bushland outlook and glimpses towards the ocean and Captain Cook Lookout. Hardwood flooring continues with its natural warmth, complemented by raked ceilings, built-in shelving and direct access to the garage.

On the lower level which is accessed via a private side pathway you will find a self-contained area which adds excellent flexibility and options. This private level would suit guests, extended family or those seeking extra space to enjoy the tranquillity of the setting. With its own private entrance, this level includes a modern eat-in kitchenette with double sink, timber benches and bushland views, combined with the laundry for practicality.

# Property Description

A neat bathroom offers a shower, vanity and separate toilet, while the oversized bedroom includes air conditioning, a sitting area and direct access to the timber platform and yard.

This delightful space is currently being utilised as an Airbnb rental with self-check in, undercover outdoor sitting area, abundant native birdlife and although it has been renovated, it still contains a coastal retro vibe which is perfect for those guests who want to escape the rush of modern-day living.

Outside, the property continues to delight with under-house storage, terraced backyard, established selection of fruit trees, multiple raised vegetable gardens and a private bushland outlook. The beach access trail at the end of the street is only a short walk away, adding to the appeal of this peaceful coastal address.

## **Notable features:**

- Elevated 778m<sup>2</sup> approx. terraced block with bushland and ocean views
- Four bedrooms and two bathrooms, set over two separate levels
- Downstairs is currently set up as an Airbnb self-contained space
- Single garage with internal access
- Two separate living areas upstairs plus a welcoming sunroom
- Hardwood flooring throughout
- Air conditioning, ceiling fans and large windows for year-round comfort
- Solar panels to reduce energy bills
- High quality filtration system servicing the house water supply
- Under house storage, under cover outdoor sitting area downstairs
- Established selection of fruit trees and raised vegetable gardens
- Approximately 200 metres to the beach walking track
- Easy walk to town, cafes, clubs and local amenities
- Close to the primary school, beaches and walking trails

# Boundary



*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

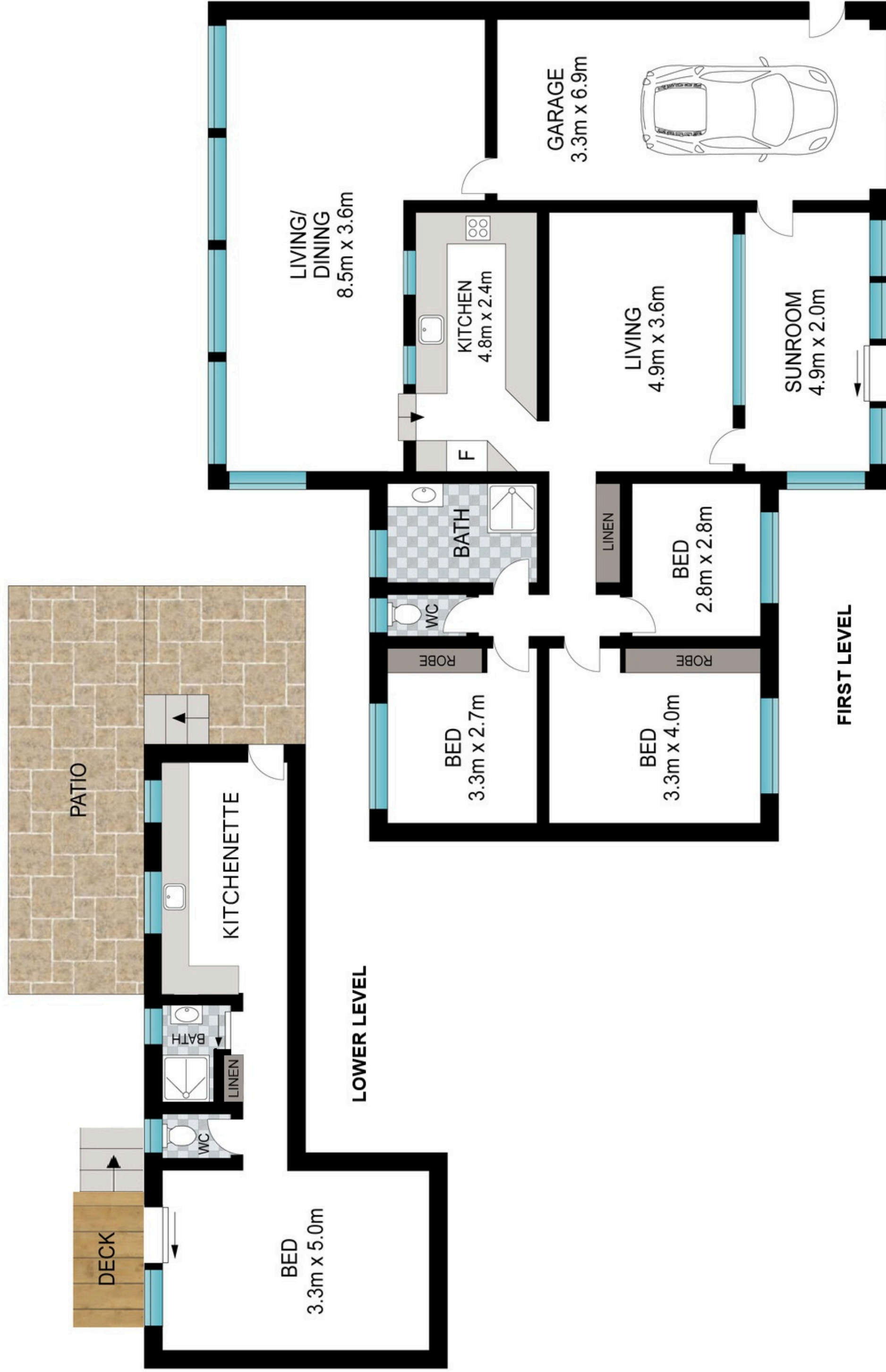
#### **3 Permitted with consent**

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: 152 m<sup>2</sup>

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.



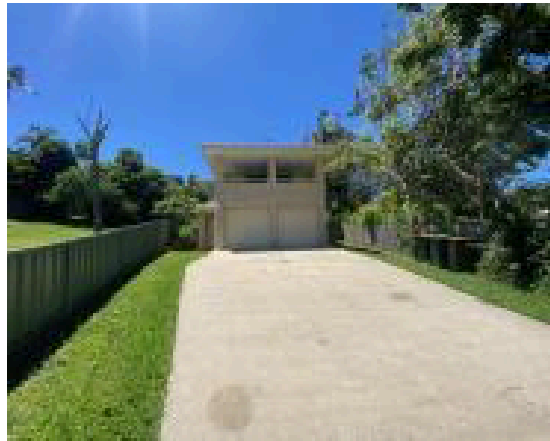
15 Bellenger Street, Nambucca Heads

# Rental Appraisal

## Nearby Comparable Rental Properties:

### 49 SHORT ST, NAMBUCCA HEADS 2448

 4  2  2



Property Type: House  
Area: 513 m<sup>2</sup>  
RPD: 81//DP1083269

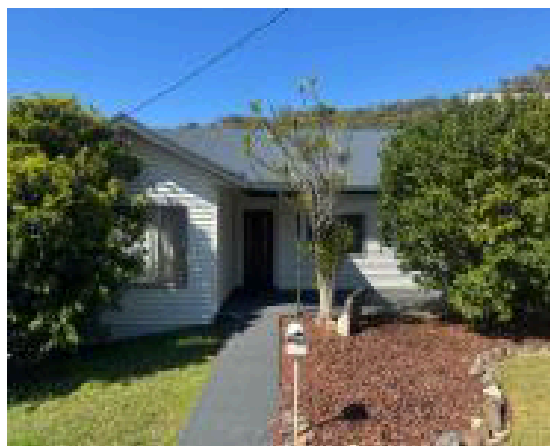
Features:

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **December 2025**  
Days on Market: **105 Days**



### 4 REED ST, NAMBUCCA HEADS 2448

 4  2  1




Property Type: House  
Area: 658 m<sup>2</sup>  
RPD: 3/45//DP758749

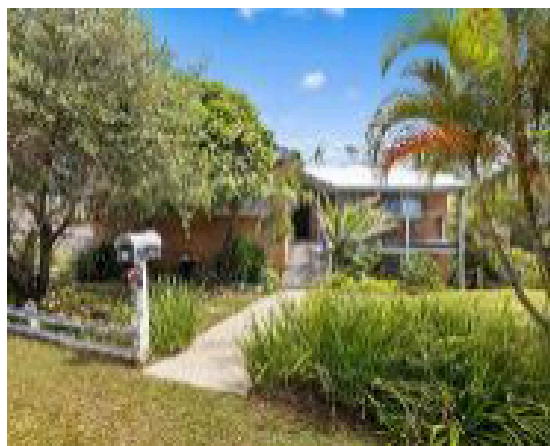
Features:

Current Rent Price: **\$670 per week**  
First Rent Price: **\$670 per week**  
Month Listed: **September 2025\* (Rented)**  
Days on Market: **8 Days**



### 28 CHARLTON ST, NAMBUCCA HEADS 2448

 3  2  2



Property Type: House  
Area: 1,075 m<sup>2</sup>  
RPD: 1//DP250789

Features: DOUBLE STOREY, HIGHSET, CONTEMPORARY, SOLAR PANELS, DECK, GARAGE, VERANDAH/DECK, BUILT IN ROBES, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO

Current Rent Price: **\$600 per week**  
First Rent Price: **\$600 per week**  
Month Listed: **February 2026\* (Rented)**  
Days on Market: **8 Days**



## 15 Bellenger Street, Nambucca Heads

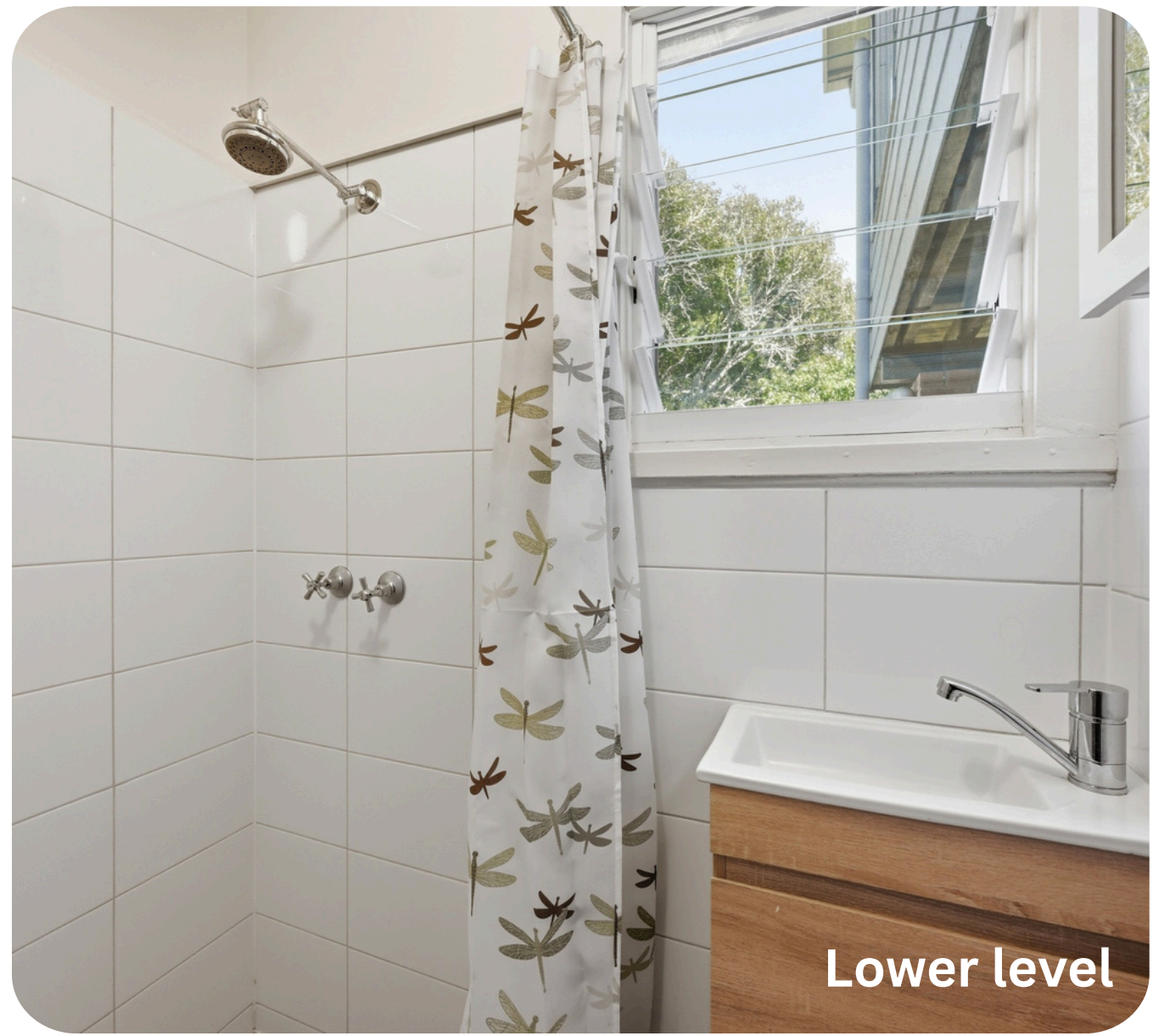
By comparing three comparable rentals nearby, we estimate the above property could achieve a **weekly** rental income between:

**\$620 - \$680**

# Gallery



# Gallery



# Formal Offer Form

Property: 15 Bellenger Street, Nambucca Heads

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](mailto:serena@cbea.com.au) | [mikayla@cbea.com.au](mailto: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:

**35 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: \_\_\_\_\_

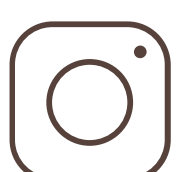


Disclaimer:

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# Casa Bella Estate Agents

*[www.casabellaestateagents.com.au](http://www.casabellaestateagents.com.au)*



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