



Property Brochure



Property:

40 Florence Wilmont Drive, Nambucca Heads

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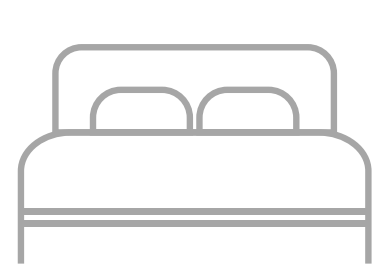
Mikayla Lord

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Property Particulars

40 Florence Wilmont Drive, Nambucca Heads



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PRICE

\$1,525,000

TITLE

Lot 25 DP 711098

LAND SIZE

8,109m² (2 acres) approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$2,487.22 p.a approx

ZONING

R5 Large Lot Residential



Property Description

Timeless Country Home Set On Two Acres...

Style, space, privacy and lifestyle come together in perfect harmony in this beautifully crafted double brick colonial style residence, where timeless architecture and exceptional craftsmanship create a home of enduring appeal.

Positioned proudly on an elevated *8,109m² (*two acre) parcel, this immaculate residence is surrounded by established gardens, mature trees and peaceful semi-rural vistas, offering an enviable lifestyle just minutes from the conveniences of town, beaches and the Nambucca River.

From the moment you arrive, the home's traditional bullnose wrap-around verandah invites you to slow down and appreciate the serenity that surrounds you. Rich in character, soaring raked ceilings, handcrafted timber fretwork, polished timber floors, elegant French doors and an abundance of natural light and coastal breezes throughout. Designed for both formal entertaining and relaxed family living, the thoughtful floorplan offers multiple living zones that flow effortlessly together while maintaining a wonderful sense of space and privacy.

The elegant formal lounge and dining room are seamlessly connected, creating an inviting setting for intimate gatherings, complete with French doors opening onto the verandah and a slow combustion fireplace that adds warmth and ambience throughout the cooler months.

A partially separated sitting room or executive home office enjoys its own private access via French doors opening to both eastern and southern aspects, making it an ideal retreat for those working from home, welcoming guests or simply a quiet place to unwind.

At the heart of the home lies a beautifully appointed country-style kitchen. Featuring natural slate flooring, extensive cabinetry, generous preparation space, a centre island bench with electric cooktop, wall oven, microwave, dishwasher, built-in wine storage and abundant north-facing natural light. This is a kitchen designed for effortless everyday living and entertaining. The adjoining dining area flows effortlessly outdoors, extending onto the sun-drenched northern entertaining spaces.

A spacious family room provides yet another sun-drenched living area with soaring ceilings, decorative timber fretwork, an exposed brick feature wall and direct access to the northern verandah, creating the perfect balance between indoor comfort and outdoor living.

The primary suite is a true parents' retreat, offering generous proportions, French doors opening to the verandah, beautiful leadlight windows, a spacious dressing room or private sitting area and a resort like ensuite complete with skylight.

Three additional bedrooms each feature built-in wardrobes, ceiling fans and direct access to the wrap-around verandah, allowing every room to embrace the home's beautiful gardens and peaceful surrounds. The main bathroom offers a luxurious spa-like experience with a freestanding soaking bath, bespoke timber vanity, oversized shower and abundant natural light. While a third bathroom adjoining the laundry provides exceptional practicality for busy families, guests or those enjoying time outdoors

Property Description

Outside, this property continues to impress.

The beautifully landscaped grounds feature established gardens, an abundance of birdlife and a productive Persimmon orchard, while expansive lawns provide plenty of space for children and pets to play. A charming brick gazebo creates the perfect setting for long lunches, family celebrations or relaxed afternoons overlooking the picturesque grounds.

Practicality has certainly not been overlooked, with a four-car carport complemented by a substantial brick garage incorporating two roller doors, two windows and private access door, additional workshop space, excellent storage and high ceiling, making it ideal for tradespeople, hobbyists or those requiring secure accommodation for vehicles, boats or caravans.

Perfectly positioned between the coastal beauty of Nambucca Heads, the thriving riverside township of Macksville and within comfortable commuting distance to Coffs Harbour, this exceptional property offers the rare combination of country tranquillity and everyday convenience.

A home of distinction, warmth and timeless appeal, this is an outstanding opportunity for discerning buyers seeking quality craftsmanship, generous proportions and an enviable lifestyle in one of the most desirable locations.

Notable features:

- Elevated *8,109m² (*two acres) with established gardens and peaceful outlook
- Timeless double brick colonial residence with a traditional wrap-around bullnose verandah and French doors.
- Four generous bedrooms, all with direct access to the verandah and gardens
- Three bathrooms, including an ensuite and resort style main bathroom
- Three spacious living areas with raked ceilings and quality timber finishes
- Two slow combustion fireplaces creating warmth and ambience
- Country-style kitchen with centre island bench, quality appliances, Northern aspect, natural slate floors, electric cooking and abundant storage
- Executive home office or separate sitting room with private external access
- Productive Persimmon orchard, established landscaping and expansive lawns
- Concrete driveway, highset home which is private from the road below.
- Charming brick gazebo for outdoor entertaining and special events.
- Four-car carport plus substantial brick garage with excellent storage and workshop.
- Conveniently located between Beachside Nambucca Heads and Riverside Macksville, easy freeway commute to the larger regional city of Coffs Harbour.

* = *Approximate only.*

Boundary

Approximate boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R5 Large Lot Residential

Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To ensure that large residential lots are appropriately linked to the nearest urban centre.

Permitted without consent

Environmental protection works; Home-based child care; Home occupations

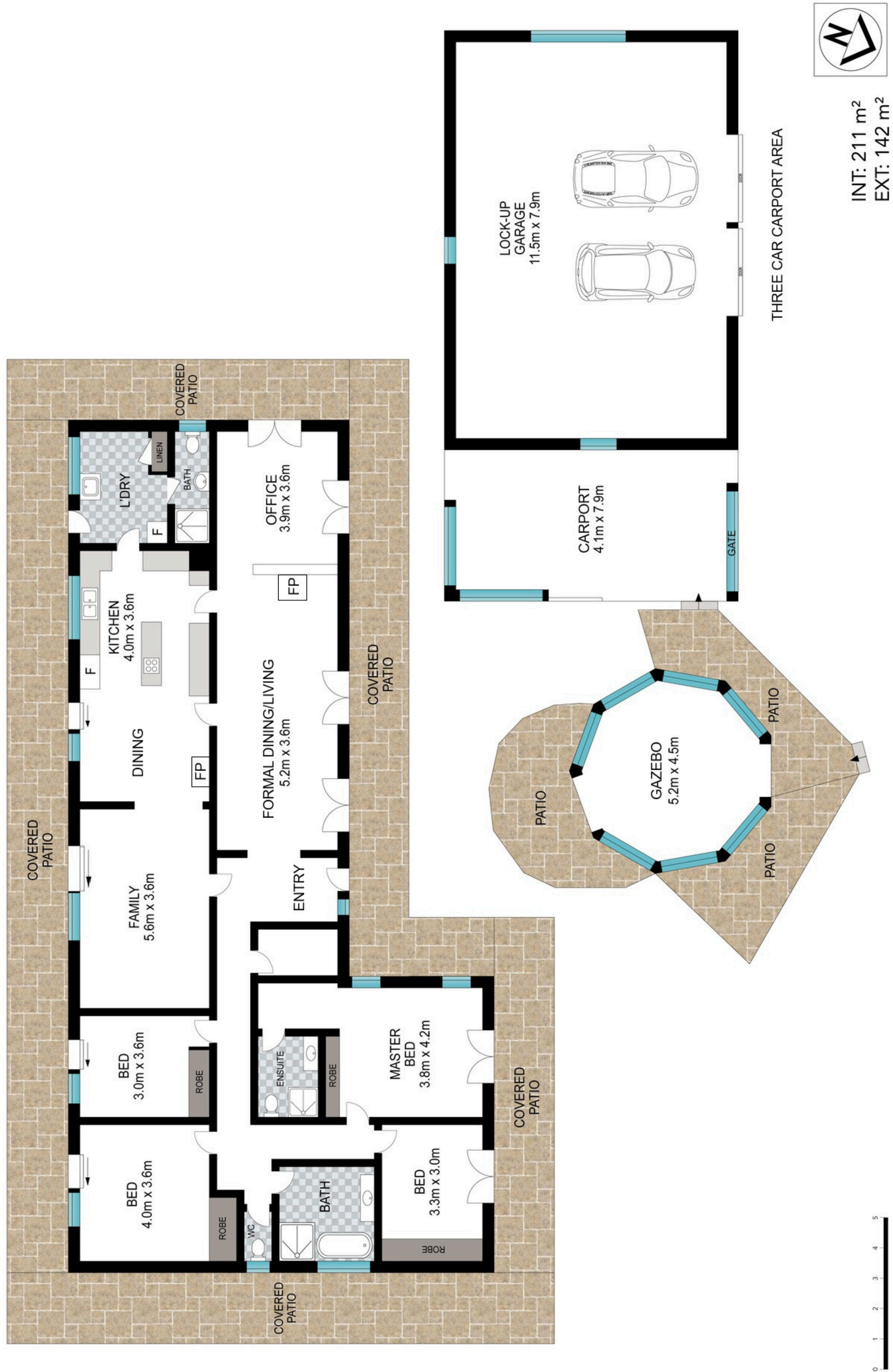
Permitted with consent

Building identification signs; Business identification signs; Cellar door premises; Dual occupancies (attached); Dwelling houses; Home industries; Neighbourhood shops; Restaurants or cafes; Roads; Roadside stalls; Secondary dwellings; Sewage reticulation systems; Water recycling facilities; Any other development not specified in item 2 or 4

Prohibited

Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Aquaculture; Boarding houses; Boat building and repair facilities; Car parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Intensive livestock agriculture; Marinas; Mooring pens; Mortuaries; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Service stations; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Turf farming; 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



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.

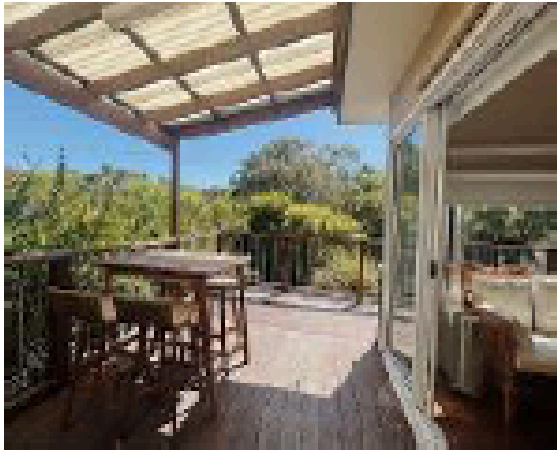
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CASA BELLA
ESTATE AGENTS

Rental Appraisal

Nearby Rental Properties:

149 FLORENCE WILMONT DR, NAMBUCCA HEADS			 3	 2	 2
	Property Type: House Area: 5,001 m² RPD: 4//DP816018 Features: LOWSET, CONTEMPORARY, ENSUITE, GARAGE, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, POOL, SCENIC VIEWS, SHED/S	Current Rent Price: \$800 per week First Rent Price: \$800 per week Month Listed: June 2025* (Rented) Days on Market: 2 Days			
103 SOLDIER SETTLERS RD, NEWEE CREEK 244			 4	 2	 1
	Property Type: House Area: 130 m² RPD: 4//DP113102; 234, 236//DP755550 Features:	Current Rent Price: \$720 per week First Rent Price: \$720 per week Month Listed: May 2026* (Rented) Days on Market: 2 Days			
74 RIDGE ST, NAMBUCCA HEADS 2448			 4	 2	 3
	Property Type: House Area: 910 m² RPD: 15/11/DP758749 Features:	Current Rent Price: \$760 per week First Rent Price: \$800 per week Month Listed: December 2025* (Rented) Days on Market: 66 Days			

40 Florence Wilmont Drive, Nambucca Heads

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

\$710 - \$760

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

Gallery



Gallery



Formal Offer Form

Property: 40 Florence Wilmont Drive, 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 | 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:

42 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.**

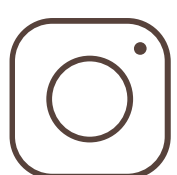


Disclaimer:

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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