



2 Angus Avenue West Kempsey, NSW 2 2 1

## Perfectly Positioned Weatherboard Home In West Kempsey!

Step into a world of tranquil living in the heart of West Kempsey, where this residence awaits to embrace you in comfort and convenience. Tucked away on a quiet street, yet within easy reach of all the amenities West Kempsey offers.

This property features:

- 2-bedrooms, 2-bathrooms, and a 1-car garage
- Timber flooring throughout bedrooms and lounge room
- Master bedroom: Walk-in robe
- Bedroom 2: Built-in robe
- Air conditioning for those warm summer days
- Fireplace for those cooler nights
- Well-equipped kitchen: featuring a dishwasher, oven, stove, range hood, and an abundance of bench space
- High ceilings: adds a touch of spaciousness

**Price:** \$440,000  
**Council Rates:** \$3,335.64/year (approx)



**Josh Wicks**

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**Carlos Peters**

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2 Angus Avenue  
West Kempsey



STONE



The site plan and floor plan are not to scale; measurement are indicative in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.