

STONE



49 Clarence Ryan Avenue West Kempsey, NSW

3 1 2

### Versatile Family Living with Investment Appeal

Positioned on a generous approx. 517sqm block, 49 Clarence Ryan Avenue, West Kempsey offers the perfect blend of comfort, convenience, and potential. This well-presented three bedroom, one bathroom home is an excellent opportunity for first home buyers, savvy investors, or those looking to downsize without compromise.

**Price:** \$499,000  
**Council Rates:** \$3,617.47/year (approx)



**Carlos Peters**  
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