



40 Clarence Ryan Avenue West Kempsey, NSW



Charming Weatherboard Home with Strong Investment Appeal!

Are you looking for a charming 2-bedroom, 1-bathroom weatherboard home that offers comfort, character, and investment potential? If so, this could be the property for you. Conveniently positioned just moments from schools, shops, and the Kempsey CBD, this home combines everyday convenience with a warm and welcoming feel. Ideally located, the property is approx. 700m from Kempsey High School and the West Kempsey General Store, while the nearby sporting fields are just a 10-minute walk away.

Price: \$429,000

Council Rates: \$3,676.48/year (approx)

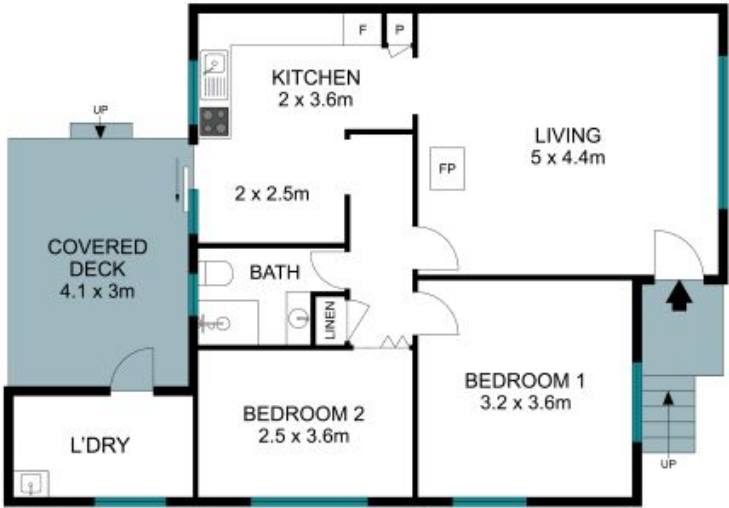
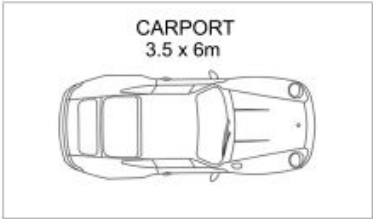


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West Kempsey



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 thier own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.