



A slower pace.  
A better life.

THE MID NORTH COAST  
IS CALLING.

Local knowledge, every step of the way  
– from the first call to calling it home.

TAREE · PORT MACQUARIE · KEMPSEY · SOUTH WEST ROCKS  
· NAMBUCCA HEADS · COFFS HARBOUR · CRESCENT HEAD

sheridan   
conveyancing

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# WELCOME TO **sheridan** conveyancing

**W**e're excited to share this magazine with you. It's our love letter to the Mid North Coast - the place we call home.

Moving somewhere new can feel overwhelming. Where do you shop? What's the coffee like? Will you fit in? This magazine answers those questions and more. We want to show you what makes our patch of coast so special.

Inside, you'll meet the locals who make this place tick. You'll see the beaches where we walk our dogs, the cafes where we catch up with friends, and the parks where kids play. This isn't just pretty scenery - it's real life on the Mid North Coast.

Every house for sale tells a story. Maybe it's the beach shack where a family spent decades of holidays. Or the family home where kids learned to ride bikes in the driveway. These aren't just properties - they're your next chapter waiting to happen.

We've also packed in the practical stuff. Where to grab the best fish and chips. Which doctors are taking new patients. The schools your kids will love. All the local knowledge that makes settling in so much easier.

Whether you're already here or thinking about making the move, consider this your insider's guide to coastal living. Once you see what we see in this place, you might wonder why you lived anywhere else.

*Welcome Home*

THE TEAM AT SHERIDAN CONVEYANCING



# A PLACE TO BEGIN AGAIN

*Four hundred kilometres north of Sydney, the life you've been quietly imagining is already in full colour.*

FEATURE STORY

## **There's a stretch of New South Wales coastline where the morning light lands differently — softer somehow, golden on the water — and where the ambitions that drove you for thirty years quietly rearrange themselves into something more essential.**

**T**he Mid North Coast has long been one of Australia's best-kept open secrets. Stretching from the inlets of Port Stephens in the south all the way north to Woolgoolga near Coffs Harbour, it covers more than 17,000 square kilometres of coastline, hinterland river valleys, subtropical rainforest, and rolling farmland — a landscape of extraordinary, unhurried beauty.

For decades, Sydneysiders have driven through it on the way to somewhere else, stopping only briefly before continuing north or south. That is beginning to change. Quietly, then suddenly, the Mid North Coast has become the destination — not the detour.

The region's major towns each offer a distinct identity. Port Macquarie — which has grown into a genuine regional city of nearly 100,000 people — combines urban polish with an outdoor lifestyle that most Sydney suburbs couldn't conjure on their best day. Seventeen beaches, a celebrated koala hospital, Sea Acres National Park right in the heart of town, and a dining scene that surprises visitors expecting the ordinary. Coffs Harbour, midway between

Sydney and Brisbane, brings a more cosmopolitan energy, flanked by the remarkable Solitary Islands Marine Park, where dolphins, turtles, and migrating whales are regular companions. Further south, Forster-Tuncurry straddles a breathtaking geography of ocean and estuary, a twin-town world that feels genuinely like a permanent holiday. And inland, tucked in a green valley behind the ranges, Bellingen — creative, musical, eccentric in the very best sense — calls to those who want a tree change with soul.

“

*The calculation is simple. Sell in Sydney. Buy on the coast. Bank the difference — and spend the years you've earned doing exactly what you imagined retirement should look like.*

The Sea Change Reality, 2026

What ties these places together is not just a shared coastline. It's a pace — unhurried, warm, present-tense. It's the morning ocean swim that replaces the morning commute. The neighbour who knows your name. The café where they start making your order when they see you park. The sunset that nobody is too busy to watch.

For Sydneysiders in their mid-50s weighing up the next chapter, the financial logic can be as compelling as the emotional one. A well-maintained family home in Sydney's inner suburbs or Northern Beaches that has spent thirty years appreciating can unlock a coastal property – often a better, newer, larger home – with hundreds of thousands in reserve. That reserve becomes the retirement cushion that the city lifestyle never quite allowed.

Port Macquarie's median house price has crossed \$860,000, a figure that reflects genuine demand rather than speculation. Coffs Harbour sits at approximately \$850,000. Forster-Tuncurry offers entry at a more accessible \$755,000. Relative to Sydney, these numbers represent not a compromise but a recalibration – of priorities, of space, of what a good life actually costs to run.

### *The Journey North*

- Under 4 hours by car via the dual-lane Pacific Highway upgrade
- Direct flights to Sydney in under 1 hour from Port Macquarie Airport
- Direct flights from Coffs Harbour Airport to Sydney, Brisbane & Melbourne
- Daily rail services on the Sydney-Brisbane XPT line via Taree, Wauchope, Kempsey, and Coffs Harbour
- Regional bus network throughout the coast via Busways and Buslines

**The family will visit. Trust us – they always do.**

The question most Sydneysiders ask – sometimes quietly, sometimes with urgency – is whether they're ready to leave behind the infrastructure of the city. The hospitals, the specialists, the familiarity of the known. It's a fair question, and the Mid North Coast has increasingly robust answers.

The region is served by the Mid North Coast Local Health District across multiple major hospital campuses, with significant private hospital infrastructure in both Port Macquarie and Coffs Harbour. And the investment pipeline is accelerating – a point explored in the pages ahead.

### ***Seven Towns. One Remarkable Region.***

Each centre along the Mid North Coast carries its own distinct character – from the affordable riverside warmth of Taree to the exclusive surf village of Crescent Head and the cosmopolitan energy of Coffs Harbour. Here, in brief, is where to begin the conversation with yourself.

#### *Taree*

##### MANNING RIVER HUB

The region's most affordable coastal hub, set along the beautiful Manning River. A regional hospital, Manning Entertainment Centre, shopping, and direct rail to Sydney make this the smart choice for those who want full services without the coastal price tag.

Median house price

**~\$555,000**

## *Port Macquarie*

### THE REGION'S CAPITAL

Seventeen beaches, Sea Acres National Park, the world-famous Koala Hospital, and a dining and arts scene that surprises even seasoned city-dwellers. A genuine regional city of nearly 100,000 that has grown without losing its soul.

Median house price

**\$860,000+**

## *SOUTH WEST ROCKS*

### HIDDEN GEM

A charming seaside town midway between Port Macquarie and Coffs Harbour, ringed by Arakoon National Park and home to the legendary Fish Rock Cave – one of Australia's finest dive sites. Unhurried, scenic, and still under the radar.

Median house price

**~\$750,000**

## *Kempsey*

### MACLEAY RIVER COUNTRY

Positioned on the Macleay River and serving as the gateway to Crescent Head and South West Rocks. Rich in Indigenous heritage, agricultural character, and a growing community – one of the region's most affordable and underrated entries.

Median house price

**~\$430,000**

## *Nambucca Heads*

### COASTAL LIVING AT ITS FINEST

Where the Nambucca River meets the Pacific in a sweep of beaches, forests, and rolling hills. Famous for its pristine waters, thriving marine life, vibrant arts scene, and scenic walking trails. A community that is both welcoming and wonderfully alive.

Median house price

**~\$650,000**

## *Crescent Head*

### THE SURF VILLAGE

One of Australia's most celebrated longboard breaks and among the coast's most exclusive communities. Small, quiet, and fiercely loved – Crescent Head is a place where people arrive for a weekend and never quite leave.

Median house price

**~\$1,020,000**

## *Coffs Harbour*

### COAST MEETS HINTERLAND

Flanked by the Solitary Islands Marine Park and perfectly positioned halfway between Sydney and Brisbane. A cosmopolitan hub with a buzzing marina, excellent shopping, abundant outdoor adventure, and warm subtropical skies year-round

Median house price

**~\$850,000**

# MORE THAN A SEA CHANGE — A FULL REINVENTION

The lifestyle shift from Sydney is not subtle. The commute doesn't just shrink – it disappears entirely. Parking is free. The beach is five minutes away. Weekdays begin to feel the way weekends in the city only occasionally did: unhurried, full of possibility, and entirely yours.

The Mid North Coast has matured considerably as a lifestyle destination. What was once thought of as a retirement retreat has evolved into a genuinely dynamic region drawing families, working professionals, creatives, and retirees in equal measure. The result is a community with actual cultural depth – farmers markets, live music, arts festivals, river kayaking at dusk, coastal walking trails at dawn, and a food scene that sources from its own extraordinary backyard.

**On the water:** Surfing, kayaking, stand-up paddleboarding, sailing, and whale-watching – season after season.

**In the hinterland:** National park walking trails, mountain biking, scenic drives, and heritage village day trips.

**Community life:** Farmers markets, arts festivals, golf clubs, bowls clubs, and a volunteer culture second to none.

**Getting around:** Domestic airports in Port Macquarie and Coffs Harbour – Sydney is less than an hour by air.

The region draws 5.6 million visitors each year – a figure that speaks to its natural appeal. Those who move here experience that landscape not as tourists passing through, but as participants in something daily and real. It is, quite simply, a better way to spend your time.

## HEALTHCARE & INFRASTRUCTURE

# THE REGION IS INVESTING IN YOUR FUTURE

For many Sydneysiders, healthcare quality is the single most important factor in a regional move. The Mid North Coast Local Health District now operates major public hospitals across Port Macquarie, Coffs Harbour, Kempsey, Macksville, and Wauchope – supported by private hospital infrastructure in the two major centres.

And crucially, the investment pipeline is accelerating rather than stalling. The NSW Government has committed \$265 million to a landmark upgrade of Port Macquarie Base Hospital, including a new four-storey inpatient building, expanded Emergency Department, and new Maternity and Neonatal Units. Port Macquarie Private Hospital is simultaneously undergoing a \$10 million expansion of its own.

**\$265M** – NSW Government investment in Port Macquarie Base Hospital upgrade, including expanded ED, new inpatient unit, and upgraded maternity services.

For specialist care, the major hospitals are well-connected – and a one-hour flight to Sydney remains available when required. The peace of mind most retirees expect from city living is, increasingly, available on the coast.



# Ready to make the move?

**Our local conveyancers live and work across the Mid North Coast — they know these towns, these streets, and exactly what it takes to get you settled here smoothly.**

**Don't navigate the biggest move of your life alone.  
Talk to someone who calls this coast home.**

**SPEAK TO A LOCAL CONVEYANCER TODAY**

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## TAREE: WHERE THE RIVER RUNS WIDE



The region’s most affordable gateway – a proper town with everything you need and a river view to wake up to every morning.

**T**aree sits on the broad, beautiful curves of the Manning River, 16 kilometres inland from the Tasman Sea, and serves as the commercial and civic hub of the Mid-Coast Council area. With a population of around 21,000, it is large enough to offer the full suite of essential services – hospital, law firms, specialist medical, shopping, schools, and arts – while small enough to feel genuinely human-scaled.

For sea changers priced out of the more celebrated coastal towns, Taree offers something increasingly rare: genuine affordability without sacrifice. The median house price of around \$555,000 opens the door to a quality of life that many Sydneysiders assume is simply unavailable at that price point. Four-bedroom homes,

river views, and room for a garden are all within reach here.

The Manning River itself is the great amenity – flat, wide, and navigable for kilometres upstream and down. Fishing, kayaking, and morning walks along the foreshore are part of daily life. Tapin Tops National Park and Crowdy Bay National Park are both within easy reach for those who want deeper nature on their doorstep. And the beaches of Old Bar and Harrington are just 20–30 minutes away for when the coast calls.

Manning Base Hospital, a University of Newcastle clinical school campus, and the Manning Entertainment Centre give Taree an institutional depth unusual for a town of its size. Direct rail on the Sydney–Brisbane XPT line makes the trip south practical and unhurried.

MEDIAN HOUSE PRICE ~\$555,000

## LIVING IN TAREE – WHAT YOU NEED TO KNOW

### Schools:

- Taree High School – comprehensive public secondary (Yr 7–12)
- St Joseph’s Regional College – Catholic co-educational secondary
- Taree Public School – central public primary
- Taree West Public School – well-regarded public primary
- Manning Gardens Public School – primary
- Sacred Heart Primary School – Catholic primary
- University of Newcastle Manning Clinical School – tertiary health education on-site

### Health & Medical:

- Manning Base Hospital – major regional public hospital with emergency, maternity, surgical and specialist services
- Taree Community Health Service – nursing, allied health, chronic disease management
- Multiple medical centres and GP clinics throughout town
- Manning Dental, specialist clinics, and allied health providers
- Taree Pharmacy network – multiple locations

### Shopping & Services:

- Taree Shopping World – major centre with Woolworths, specialty retail
- Manning Mall – covered retail precinct in the CBD
- Manning River Times – local newspaper
- Full range of professional services: law, finance, conveyancing, accounting

### Parks, Playgrounds & Recreation:

- Queen Elizabeth Park – large riverside park with playground, picnic areas, and river access

- Manning River Foreshore – walking and cycling paths
- Taree Aquatic Centre – heated 50m pool, learn-to-swim, water polo
- PCYC Taree – gymnastics, fitness, youth programs, school holiday activities
- Taree Golf Club – 18-hole course on the Manning River
- Manning Regional Recreational Trail – riverside walking and cycling
- Crowdy Bay National Park (40 min) – camping, fishing, stunning beaches
- Tapin Tops National Park – rainforest walks, heritage trails

### Local Events & Culture:

- Taree Agricultural Show – annual community highlight
- Great Lakes & Manning Country Music Festival – celebrating the region’s deep country music roots
- Manning Regional Art Gallery – rotating exhibitions, local and touring
- Manning Entertainment Centre – live theatre, comedy, concerts
- Manning River Oyster Festival – fresh local produce celebration
- Taree Farmers Market – weekly local produce

### Getting Around:

- Taree Railway Station – daily Sydney–Brisbane XPT services
- Pacific Highway access – 4.5 hrs to Sydney, 5 hrs to Brisbane
- Regional bus services to Manning Valley towns
- Taree Airport – small regional airstrip (charter flights)

***Taree is the region’s best-value entry point — a fully-serviced hub town with the Manning River as its centrepiece and the coast just 20 minutes away.***

Below is a selection of recent property sales in the area

**RayWhite**
Steve Smith
RECENT SALES


3 Kurrajong Crescent, Taree, NSW 2430

🏠 3   🚗 1   🛁 1   📏 703m<sup>2</sup> | House

**Endless Possibilities in Beautiful Kempes Estate**

This is one home that will be sure to impress when you discover the endless potential amidst this gorgeous location. Step inside this wonderful 3 bedroom home and be greeted by stunning hardwood timber floors flowing through to a big kitchen space overlooking a leafy fenced yard.

Sold price  
\$549,000



**Laing & Simmons**
Carley Burke
Alex Cosway
RECENT SALES


3 Fairway Lane, Taree, NSW 2430

🏠 4   🚗 2   🛁 10   📏 3,421m<sup>2</sup> | House

**Uniquely private architecturally designed in Taree West**

Nestled hidden amongst the trees in the sought-after area of Taree West, this stunning property is targeting the buyer who wants to escape city life yet be so close to the CBD.

Sold price  
\$950,000



**LJ Hooker**
Justin Atkins
Kelly Sawyer
RECENT SALES


40 Amaroo Drive, Taree, NSW 2430

🏠 5   🚗 3   🛁 2   📏 678m<sup>2</sup> | House

**Expansive Five-Bedroom, Three-Bathroom Home in Desirable Taree West**

Spread across two generous levels, it's perfect to cater for large or extended families. Situated on the well-established Amaroo Drive amongst other quality homes in the street, this property is truly an exceptional piece of real estate.

Sold price  
\$640,000





## PORT MACQUARIE: COASTAL CITY DONE RIGHT

“

Seventeen beaches, a world-famous koala hospital, and all the urban polish of a city – without any of the city’s headaches.

**P**ort Macquarie has grown into one of regional New South Wales’ most complete cities. With a population approaching 100,000 in the wider LGA, it has reached the point where it delivers almost everything a city-dweller demands – from excellent hospitals and private schools to vibrant restaurants, cultural venues, and a retail precinct that rivals many suburban Sydney centres – while preserving the coastal character that made it desirable in the first place.

Seventeen named beaches stretch around the headlands north and south. Sea Acres Rainforest Centre – a rare pocket of coastal rainforest right within the city – draws visitors and locals alike for boardwalk walks through ancient forest to the sound of birds overhead. The Koala Hospital, now undergoing a major upgrade, is a globally recognised conservation facility and one of

the region’s most beloved landmarks.

Families are especially well-catered for. Port Macquarie has some of the best schools in regional NSW, a brand-new PCYC facility, and a walkability and community spirit that makes it genuinely easy to raise children here. The coastal walk from Tacking Point Lighthouse into town is a weekend ritual for thousands. And with a domestic airport offering daily flights to Sydney, Brisbane, and Melbourne, remaining connected to city life – for those who need it – is simple.

Healthcare is being actively upgraded. A \$265 million investment in Port Macquarie Base Hospital, alongside expansion of the private hospital, means retirees can feel genuinely confident about accessing world-class medical care without leaving the coast.

MEDIAN HOUSE PRICE **\$860,000+**

## LIVING IN PORT MACQUARIE – WHAT YOU NEED TO KNOW

### Schools:

- Hastings Secondary College – comprehensive public secondary across Port Macquarie and Westport campuses
- St Columba Anglican School – K-12 independent co-educational
- St Agnes' Primary School – Catholic primary
- Port Macquarie Public School – public primary
- Aspect Port Macquarie School – new autism-specific campus opening 2026 (John Oxley Drive, Thrumster)
- Port Macquarie Steiner School – alternative education, new campus underway
- Charles Sturt University and University of Newcastle – both offer courses locally

### Health & Medical:

- Port Macquarie Base Hospital – major public hospital; \$265M upgrade underway including new ED and inpatient unit
- Port Macquarie Private Hospital – 7 operating theatres, expanding with new theatre and radiology (2025-26)
- Werin Aboriginal Medical Service – \$14M upgrade underway, opening late 2026
- Five Star Medical Centre – multi-disciplinary GP and specialist hub
- Multiple aged care facilities across the LGA

### Shopping & Services:

- Port Central Shopping Centre – anchor retail hub in the CBD
- Settlement City – large format retail
- Sovereign Hills Estate (Thrumster) – growing new residential and retail precinct
- Full range of professional and financial services

### Parks, Beaches & Recreation:

- 17 patrolled beaches including Town Beach, Flynns Beach, Shelly Beach, and Lighthouse Beach
- Sea Acres Rainforest Centre – coastal rainforest boardwalk
- Koala Hospital – world-famous wildlife rescue and conservation (upgrade 2026)
- Tacking Point Lighthouse – coastal walk and iconic viewpoint
- Harry's Lookout – panoramic hinterland views
- PCYC Port Macquarie – gymnastics, indoor courts, gym, boxing, school holiday programs
- Genesis Health & Fitness – gym, group fitness, yoga
- Port Macquarie Golf Club + Emerald Downs Golf Course
- Hastings River – fishing, kayaking, paddleboarding
- Lake Innes Nature Reserve – walking and wildlife

### Local Events & Culture:



- Festival of the Sun – major annual lifestyle and music festival
- Oysters in the Vines – gourmet food and wine event
- Port Macquarie Running Festival – annual community event
- Port Macquarie Museum and regional art galleries
- Timbertown Heritage Theme Park (Wauchope, 20 min) – living history village
- Bago Maze and Winery – day trip into the hinterland
- Regular farmers markets and community events year-round





### Getting Around:

- Port Macquarie Airport – daily flights to Sydney (<1hr), Brisbane, Melbourne
- Pacific Highway – 4 hrs to Sydney via dual-lane upgrade
- Wauchope Railway Station (20 min) – Sydney-Brisbane XPT line

***The most complete coastal city in the region — for those who want the full lifestyle package without compromise.***

Below is a selection of recent property sales in the area


**LIFESTYLE** Amanda Perrin  David Plews  16 Wayfield Way, PM, NSW 2444 **RECENT SALES**



 3  1  3  616.3m<sup>2</sup> | House




**Charming 3-Bedroom Home in Greenmeadows**

Located in the sought-after leafy Greenmeadows precinct, this well presented 3-bedroom home offers a blend of comfort and style with the bonus of outdoor living. These features & more make it the ideal place to call home.

Sold price  
\$810,000




**McGrath** Dean Glen-Holmes  Todd Bates  1/8 Merrymen Way, PM, NSW 2444 **RECENT SALES**



 2  1  1 | Villa





**Sunlit, front villa home in small block of six**

In the front of a beautifully maintained block of six, this modern, solar-equipped two-bedroom villa offers spacious, comfortable low maintenance living, just two minutes from shops, university and hospital; five minutes from Port's CBD and golden beaches.

Sold price  
\$495,000



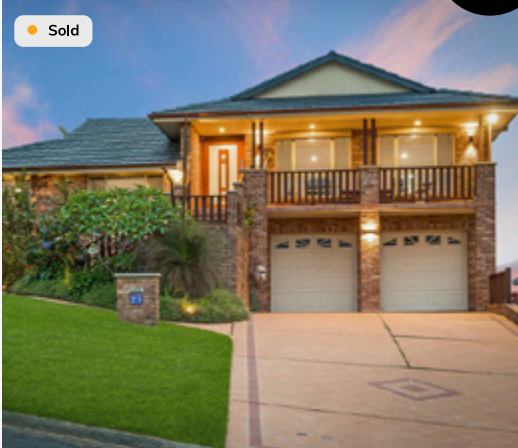
**PLATINUM** Corrine Cunningham  Tyson Cunningham  20 Burrawong Drive, PM, NSW 2444 **RECENT SALES**

 4  3  2  708m<sup>2</sup> | House

**Front Row Seat to Stunning Sunsets, Ocean & Mountain Views**

Vibrant sunsets, sweeping ocean views, and a photogenic panorama across the coastal landscape can be revelled in from this magnificent Lighthouse Beach home.

Sold price  
\$1,250,000





## KEMPSEY: RICH IN HERITAGE, OPEN IN HEART



The quiet achiever – a town of deep roots, wide skies, and a gateway to some of the coast’s most beautiful and underrated destinations.

**K**empsey sits on the Macleay River at the heart of Kempsey Shire – a landscape of river flats, dairy country, forest ridgelines, and a coastline that most Australians have never discovered. For sea changers who want affordability, authenticity, and access to nature without the tourist crowds, Kempsey is a compelling and frequently overlooked choice.

The town carries a powerful cultural identity rooted in its Dunghutti Aboriginal heritage. The Slim Dusty Centre – a museum, art gallery, and café dedicated to Australia’s most-loved country musician, a proud son of the Macleay Valley – is one of the region’s great institutions and a vivid expression of what makes Kempsey unique.

The Dunghutti-Ngaku Aboriginal Art Gallery and Wigay Aboriginal Cultural Park extend

that story into living, breathing community experience.

Kempsey itself is functional and well-serviced: a District Hospital, multiple schools, a PCYC, shopping, professional services, and the easy rhythms of a rural town that hasn’t forgotten how to slow down. But what makes the shire extraordinary is what surrounds it. Crescent Head – one of Australia’s finest longboard surf breaks – is just 19 kilometres to the south-east. South West Rocks, with its legendary diving and pristine beaches, is 35 kilometres to the north. Hat Head National Park lies between them, largely untouched.

For families seeking space, retirees seeking affordability, and anyone seeking a life that moves at its own pace, Kempsey offers a rare combination: genuine value in a region of extraordinary natural wealth.

MEDIAN HOUSE PRICE

~\$555,000

## LIVING IN KEMPSEY – WHAT YOU NEED TO KNOW

### Schools:

- Kempsey High School – public secondary (Yr 7–12)
- Kempsey South High School – public secondary (Yr 7–12)
- Xavier Catholic College – Catholic co-educational secondary
- Kempsey Public School – public primary
- St Paul's Primary School – Catholic primary
- Kempsey East Public School – public primary
- TAFE NSW Kempsey – vocational education and training

### Health & Medical:

- Kempsey District Hospital – public hospital with emergency, surgical and medical services
- Kempsey Community Health Centre – allied health and community nursing
- Multiple GP clinics and medical centres in the CBD
- PCYC Kempsey – health and fitness programs for all ages
- Aged care facilities within the shire

### Shopping & Services:

- Kempsey CBD – supermarkets, specialty retail, cafés and eateries
- Macleay Valley Coast Visitor Information Centre
- Full range of professional services including legal and financial
- Macleay Argus – long-running local newspaper

### Parks, Playgrounds & Recreation:

- Kempsey Riverside Park – beautiful Macleay River foreshore parkland

Wigay Aboriginal Cultural Park – nature walks, cultural heritage experiences

Hat Head National Park (nearby) – pristine wilderness, beaches, and coastal walks

Goolawah National Park – accessible via Crescent Head, excellent bushwalking

Macleay River – fishing, kayaking, birdwatching

Crescent Head Country Club – 18-hole ocean golf course (19km)

- Kempsey Swimming Pool and recreational grounds
- Multiple community playgrounds throughout the shire

### Culture, Events & Attractions



- The Slim Dusty Centre – museum, Macleay Valley Regional Art Gallery, café
- Dunghutti-Ngaku Aboriginal Art Gallery – significant Indigenous art collection
- Macleay River Historical Museum – regional heritage
- Kempsey Country Music Festival – celebrating the Slim Dusty legacy
- Macleay Valley Farmers Market – regular local produce market
- Rudder Park Historical Lookout – panoramic Macleay Valley views
- Smithtown and Gladstone twin towns – heritage walks, riverside cafés





### Getting Around:

- Kempsey Railway Station – Sydney–Brisbane XPT line, daily north and south services
- Pacific Highway – centrally located for regional travel
- Crescent Head 19km · South West Rocks 35km · Port Macquarie 55km

***Kempsey is the region's best-kept secret — deeply authentic, extremely affordable, and surrounded by extraordinary natural destinations.***

Below is a selection of recent property sales in the area

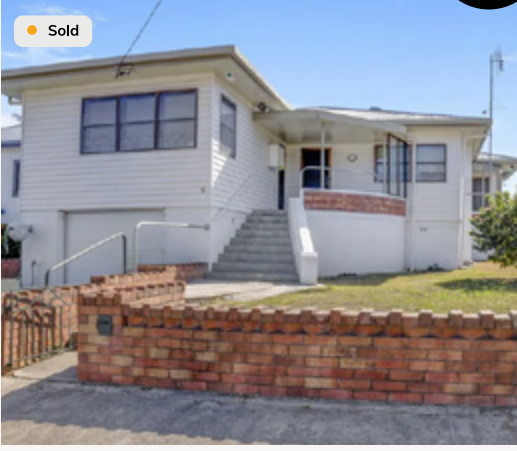

Josh Wicks 
8 Memorial Avenue, Kempsey, NSW 2440
RECENT SALES



 3
 1
 1
 461m<sup>2</sup> | House





**Charming Home In Central Location!**

Looking for the perfect location? Look no further than this charming home in Memorial Avenue Kempsey. Built in the mid-1940s and full of character. With 3 spacious bedrooms, this property offers plenty of space for your family or guests.

Sold price  
**\$382,000**





Don Humphris 
18 Lord Street, Kempsey, NSW 2440
RECENT SALES



 3
 1
 2
 2,302m<sup>2</sup> | House





**Classic Federation with Million Dollar Views!**

If you were to think of a word to describe this outstanding East Kempsey Federation home it would be Extraordinary! Nestled high above the banks of the Macleay River with Million views over the Macleay valley to the mountain ranges beyond.

Sold price  
**\$660,000**



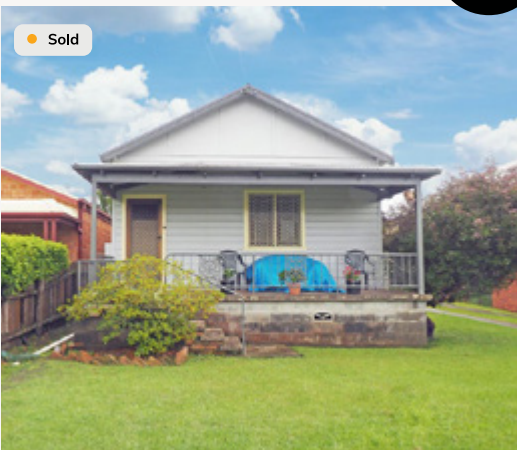

Contact: 02 6562 6144 
77 Belgrave Street, Kempsey, NSW 2440
RECENT SALES

 2
 1
 1
 758.8m<sup>2</sup> | House

**Take Your Pick - Residential or Commercial?**

You have the options with this property, do you move in yourself, continue to lease it as a residential property or take advantage of the commercial zoning and begin a journey involving a commercial venture.

Sold price  
**\$285,000**





## SOUTH WEST ROCKS: WHERE THE NATIONAL PARK MEETS THE SEA



Entirely ringed by national park and ocean, South West Rocks is the Mid North Coast's best-kept secret – and those who live there are quietly determined to keep it that way.

**T**here is a moment on the drive into South West Rocks – just as the road narrows and the forest closes in on either side and the saltwater smell begins – when you understand exactly why people fall in love with this place and never quite fall out of it. A seaside town of around 5,000 people, South West Rocks sits at the southern entrance to the Macleay River, flanked on almost every side by Arakoon National Park and the Tasman Sea.

The beaches here are genuinely remarkable. Horseshoe Bay offers calm, patrolled, protected swimming in an arc of perfect sand. Trial Bay stretches away in the other direction – wild and windy, framed by the haunting ruins of Trial Bay Gaol, a 19th-century colonial prison whose stone walls still stand on the headland above the waves.

Lighthouse Beach, Gap Beach, Little Bay, and North Smoky Beach complete a portfolio that would be the centrepiece of most coastal towns. Here, they're just the backdrop.

Below the surface, South West Rocks is home to Fish Rock Cave – a 125-metre underwater cave that is consistently rated among the finest dive sites in Australia, with grey nurse sharks, wobbegongs, and abundant marine life congregating in its depths year-round.

The town has a genuinely complete small-town life: a pub with a cold beer and a live band on Fridays, a golf club on the headland, a boat ramp, a market, and a community that looks out for its own. Services for day-to-day living are supplemented by the proximity to Kempsey (35km) and Port Macquarie (55km).

MEDIAN HOUSE PRICE

~\$750,000

## LIVING IN SOUTH WEST ROCKS – WHAT YOU NEED TO KNOW

### Schools & Early Learning:

- South West Rocks Public School – K–6 public primary
- Early childhood centre and preschool options in town
- Secondary schooling at Kempsey (35km): Kempsey High School, Kempsey South High School, or Xavier Catholic College
- School bus services operate between South West Rocks and Kempsey
- TAFE services accessible from Kempsey

### Health & Wellbeing:

- South West Rocks Medical Centre – local GP services
- Kempsey District Hospital – nearest major hospital (35km)
- Allied health and specialist services in Kempsey
- South West Rocks Surf Life Saving Club – active community safety and social hub
- Active outdoor lifestyle: diving, swimming, walking, kayaking

### Local Amenities:

- South West Rocks village – supermarket, pharmacy, bakery, cafés and restaurants
- South West Rocks Golf Club – course with ocean views
- Marine and fishing supplies – boat ramp and hire services
- Kempsey (35km) – Coles, Woolworths, Aldi, full retail and professional services

### Beaches, Parks & Recreation:

- Horseshoe Bay – patrolled, sheltered, perfect family swimming beach
- Main Beach – surf beach with SLSC patrol
- Trial Bay – wild ocean beach with dramatic headland views

- Lighthouse Beach, Gap Beach, Little Bay, North Smoky Beach – secluded coastal walks
- Fish Rock Cave – rated one of Australia’s top 10 dive sites; grey nurse sharks year-round

- Arakoon National Park – bushwalking, camping, coastal trails

- Trial Bay Gaol – heritage-listed 19th-century ruins and museum

South West Rocks Golf Club – 18-hole oceanside course

- Boat hire, river cruises, charter deep-sea fishing

- Kayaking and sailing on the Macleay River entrance

- Whale watching (June–November) from the headland

### Events & Community Life

- South West Rocks Ocean Swim Classic – annual ocean swimming event

- South West Rocks Markets – community market, local produce and arts

- Trial Bay Gaol Heritage Events – living history and cultural programs

- South West Rocks Food & Wine Festival – local produce celebration

- Dive festivals and underwater photography events at Fish Rock Cave

- SLSC carnival season – community beach events and lifesaving competitions

### Getting Around:

- Kempsey Railway Station (35km) – XPT daily to Sydney and Brisbane

- Pacific Highway via Kempsey – north/south freeway access

- Port Macquarie Airport (55km) – approx 45 min drive

- Local bus to Kempsey – weekday services

*South West Rocks is ringed by national park and ocean — a place of rare, quiet beauty that rewards those willing to look a little harder for their paradise.*

Below is a selection of recent property sales in the area

Corrine Cunningham

Tyson Cunningham

11 Entrance Street, SWR, NSW 2431

RECENT SALES

🏠 3 🚗 2 🚗 2 📏 455m<sup>2</sup> | House

**The Lifestyle You Have Dreamed About**

Positioned on the high side of the street, this immaculately presented dual-level home perfectly captures tranquil views across the surrounding coastal landscape.

Sold price  
**\$690,000**

Ken Tassell

7/2-6 Landsborough Street, SWR, NSW 2431

RECENT SALES

🏠 3 🚗 2 🚗 1 | Unit

**Perfection Plus**

With an immediate street appeal, this eye catching complex is home to this very classy apartment. With attention to detail this beautifully appointed unit is in a prime location in the heart of South West Rocks.

Sold price  
**\$900,000**

Ken Tassell

3 Links View Close, SWR, NSW 2431

RECENT SALES

🏠 4 🚗 4 🚗 2 📏 732sqm | House

**Dream Home with views of 7th Fairway**

Stunning steel framed home on a large 732sqm fully fenced and immaculately landscaped block with lane access to golf course just a stroll away. Airy, open plan living area with bamboo flooring throughout and access via glass sliding doors to a covered timber deck with a NE view over the green of the golf course.

Sold price  
**\$975,000**



## NAMBUCCA HEADS: THE RIVER MEETS THE SEA



A coastal town of beaches, river, forests, and community spirit – where the Nambucca River sweeps to the ocean and life moves at the pace of the tide.

**T**he name Nambucca comes from a Gumbaynggirr word meaning “winding or crooked river” – and if you stand at the V-Wall at dusk, watching the river curl its last bend before opening wide into the Pacific, you’ll understand exactly why the language reached for that image. This is a place defined by water: the river, the beaches, the estuary, the sea.

Nambucca Heads has a population of around 6,700 and sits on a ridge above the Nambucca River estuary, directly on the Pacific Highway and the Sydney-Brisbane rail line. That connectivity – Nambucca Heads is one of the few smaller coastal towns with a genuine railway station – makes it unusually practical for those who need to maintain links south without owning a car or catching a plane.

The town is a genuine community, not just a holiday destination. The V-Wall Outdoor Art Gallery – thousands of painted rocks, tiles, and memorials lining the breakwall – has become one of the Mid North Coast’s most loved and visited landmarks, a living record of all the people who have passed through and left something of themselves behind. The Island Golf Club, the first of its kind in Australia, sits on an island in the river accessible by footbridge. The Jacks Ridge Mountain Bike Park in the Nambucca State Forest is drawing riders from across the region.

Surrounded by lush forest and rolling hills, with Dunggir National Park protecting koala habitat to the north, Nambucca Heads has the rare quality of feeling both connected and contained – a real town that has kept faith with its natural setting.

MEDIAN HOUSE PRICE

~\$650,000

## LIVING IN NAMBUCCA HEADS – WHAT YOU NEED TO KNOW

### Schools:

- Nambucca Heads High School – public secondary (Yr 7–12)
- Nambucca Heads Public School – public primary K–6
- St Patrick’s Primary School – Catholic primary
- Early learning centres and preschool options in town
- TAFE NSW accessible via Coffs Harbour (30km)
- Southern Cross University Coffs Harbour campus (30km)

### Health & Medical:

- Macksville District Hospital – nearest public hospital (15km, 12 min)
- Nambucca Heads Medical Centre – local GP services
- Community health services and allied health providers
- Specialist services in Coffs Harbour (30km) and Port Macquarie
- Nambucca Heads Pharmacy and allied health in town

### Shopping & Services:

- Nambucca Heads CBD – supermarket, IGA, cafés, restaurants, specialty stores
- Nambucca Heads Bowling & Recreation Club – dining, social hub
- 2NVR 105.9FM – community radio for the Nambucca Valley
- Macksville (15km) and Coffs Harbour (30km) – expanded retail and services

### Beaches, Parks & Recreation:

- Main Beach – patrolled surf and swimming beach
- Shelley Beach – sheltered cove swimming
- Scotts Head Beach – beautiful surf beach 15km south

- Nambucca River – kayaking, fishing, river cruises, paddleboarding
- Nambucca Heads Island Golf Club – Australia’s first island golf club, par 69, 18 holes
- Jacks Ridge Mountain Bike Park – trails for all levels in Nambucca State Forest
- Dunggir National Park – koala habitat, nature walks
- Rotary Lookout, Captain Cook Lookout, Lions Lookout – panoramic views
- V-Wall Outdoor Art Gallery – iconic community landmark and foreshore walk
- Nambucca Heads Surf Life Saving Club – patrols, community events

### Events & Community Life:

- Nambucca Valley Multicultural Festival – annual community celebration
- Nambucca Heads Markets – regular local produce and craft market
- Curryfest Woolgoolga (nearby) – one of the coast’s most popular annual events
- River Cruises – guided tours of the Nambucca estuary and wetlands
- SLSC Carnival season – beach events and community gatherings
- Headland Historical Museum – local heritage and maritime history

### Getting Around:

- Nambucca Heads Railway Station – daily XPT services to Sydney and Brisbane (on the main line)
- Pacific Highway – direct freeway access north and south
- Coffs Harbour Airport (30km) – 25 min drive to flights Sydney, Brisbane, Melbourne
- Macksville (15km) · Coffs Harbour (30km) · Port Macquarie (100km)

***Nambucca Heads is on the main Sydney–Brisbane rail line — one of the very few smaller coastal towns with genuine train access, making it ideal for those who want coast without full car dependence.***

Below is a selection of recent property sales in the area

Roberts Northcote

Corey Wong

Pamela Pearse

44 Bellwood Drive, NH, NSW 2448
RECENT SALES

3 2 3 630m<sup>2</sup> | House

**Location Plus...**

Nestled on a 630sqm block moments from the picturesque Bellwood Park featuring direct views to the beach and popular amongst kayakers and paddle boarders. Enjoy water activities with a pontoon or stroll across to the Island Golf Club for a round of weekend golf, or simply stroll the riverbanks and boardwalks at your leisure.

Sold price  
\$660,000

Roberts Northcote

Corey Wong

8 Woodbell Street, NH, NSW 2448
RECENT SALES

3 2 1 585m<sup>2</sup> | House

**Location Perfect...**

Residing in a prime location offering unparalleled convenience to transportation, schools, and the heart of the town's lively coastal scene, this modern residence marries crisp living areas, pristine kerb appeal perched upon a low maintenance 585sqm allotment.

Sold price  
\$815,000

Roberts Northcote

Corey Wong

Pamela Pearse

25 Bellwood Drive, NH, NSW 2448
RECENT SALES

3 2 2 615m<sup>2</sup> | House

**Sensational Location...**

Welcome to a pristine sanctuary in the highly coveted Bellwood Drive, where location and convenience harmonize. This stunning property is impeccably presented and is just a short walk from tranquil Bellwood Park, Nambucca River and Island Golf Club.

Sold price  
\$810,000



## COFFS HARBOUR: THE NORTH'S COASTAL CAPITAL



Where the Great Dividing Range meets the Pacific Ocean – a city of genuine size, subtropical energy, and one of the most biodiverse marine parks on the eastern seaboard.

**C**offs Harbour sits at a geographic pinch-point where the Great Dividing Range reaches almost to the coast, creating a landscape of unusual drama – green ridgelines rising steeply behind the city, and the blue expanse of the Solitary Islands Marine Park stretching away to the horizon. It is the northernmost of the Mid North Coast's major centres, and by some measures the most fully-formed city in the region.

With a population approaching 75,000, Coffs Harbour has the infrastructure of a genuine regional capital: a university campus, a major regional airport, large shopping precincts, a full suite of medical services, and a cultural life that includes a regional botanic garden, a heritage-listed jetty, an international stadium, and a performing arts scene of surprising breadth. The famous Big Banana Fun Park has been drawing families to the city

for decades – a slightly surreal but genuinely entertaining landmark that has become a regional icon.

The marine park is the city's crowning natural asset. Stretching from Woolgoolga in the north to Muttonbird Island in the south, the Solitary Islands Marine Park is one of only a handful of places in Australia where tropical and temperate ocean species meet – creating a biodiversity hotspot for snorkellers, divers, kayakers, and whale watchers. Dolphins, sea turtles, grey nurse sharks, and migrating humpback whales are all regular visitors.

Coffs Harbour also serves as the gateway to a remarkable hinterland – the Orara Valley, Dorrigo National Park, and the World Heritage-listed Gondwana Rainforests are all within reach for those who want to trade the beach for ancient forest.

## LIVING IN COFFS HARBOUR – WHAT YOU NEED TO KNOW

### Schools:

- Coffs Harbour Senior College – specialist Yr 11–12 public college
- Coffs Harbour High School – comprehensive public secondary
- Bishop Druitt College – Anglican co-educational K–12 independent school
- John Paul College – Catholic secondary (Yr 7–12)
- Orara High School – public secondary (Coffs Harbour region)
- Multiple public primaries: Coffs Harbour, Woolgoolga, Boambee, Toormina
- Southern Cross University Coffs Harbour Campus – full undergraduate and postgraduate programs
- TAFE NSW Coffs Harbour – vocational, trades and professional training

### Health & Medical:

- Coffs Harbour Base Hospital – major public hospital, emergency, surgical, specialist services
- Coffs Harbour Private Hospital – private surgical and medical
- North Coast Cancer Institute – Coffs Harbour campus
- Multiple medical centres, GP clinics and allied health throughout the city
- Extensive aged care and retirement village network
- Specialist medical services across most disciplines locally available

### Shopping & Services:

- Park Beach Plaza – major regional shopping centre
- Coffs Central – CBD retail precinct
- Toormina Gardens Shopping Centre – south of city
- Full professional services: legal, financial, accounting, conveyancing
- Coffs Coast Advocate – regional newspaper

### Parks, Beaches & Recreation:

- Solitary Islands Marine Park – world-class snorkelling, diving, kayaking, whale watching

- Jetty Beach – iconic patrolled swimming beach at the heritage jetty
- Park Beach – long patrolled surf and swimming beach
- Woolgoolga Beach – excellent surf and snorkelling 25km north
- North Coast Regional Botanic Garden – free, beautiful, year-round
- Muttonbird Island Nature Reserve – short walk from the marina, nesting seabird colony
- Coffs Harbour Aquatic Leisure Centre – 50m heated pool, gym, group classes
- PCYC Coffs Harbour – youth programs, gym, indoor courts
- Coffs Harbour Golf Club – 18-hole championship course
- Dorrigo National Park (60km) – World Heritage rainforest, Skywalk
- Orara Valley Way – scenic hinterland drives and cycle routes

### Events & Culture:

- Curryfest Woolgoolga – one of NSW's most vibrant multicultural festivals
- Coffs Harbour Buskers & Comedy Festival – major annual event
- Big Banana Fun Park – iconic family attraction, water park and slides
- Coffs Harbour International Stadium – major sporting events
- Wallaby Wildlife Park – native animal encounters
- Coffs Harbour Jetty – heritage precinct, restaurants and cafés
- Rigby's Lagoon and the Pet Porpoise Pool – family attractions
- Regional Art Gallery and Coffs Harbour Museum

### Getting Around:

- Coffs Harbour Airport – daily direct flights to Sydney, Brisbane, Melbourne, Canberra
- Coffs Harbour Railway Station – Sydney–Brisbane XPT line, daily services
- Pacific Highway – 5.5 hrs to Sydney, 3.5 hrs to Brisbane
- NSW TrainLink coach and bus services regionally

***Coffs Harbour is the most connected city on the Mid North Coast — airport, railway, university, and full medical — making it the natural choice for those who want maximum lifestyle without sacrificing infrastructure.***

Below is a selection of recent property sales in the area

Adam Cross

Mark Webb

63 Boulwood Street, CH, NSW 2450


RECENT SALES

🏠 10   🚗 5   🚿 5   📏 1,012m<sup>2</sup> | Block of units

**Beachside Block 5 x 2 Bedroom Units...**

Solid double brick construction, meticulously maintained and offered to the market for the first time since it's construction, circa 1985. A rare offering of 5 spacious 2 bedroom units, sold in one line. Each unit features generous open plan living with space for lounge & dining areas.

Sold price  
\$2,200,000



Mark Webb

Amy Kebby

85 Azalea Avenue, CH, NSW 2450


RECENT SALES

🏠 4   🚗 1   🚿 2   📏 665m<sup>2</sup> | House

**Settle in or develop...**

This R3 zoned property has potential whichever direction you choose. The original condition home includes 4 bedrooms and 1 bathroom, plus a single garage with additional carport. The 665.8sqm land size also offers potential for a medium density development (subject to council approval).

Sold price  
\$635,000



Adam Cross

1/11 Curacoa Street, CH, NSW 2450


RECENT SALES

🏠 3   🚗 2   🚿 1 | Townhouse

**Newly Built & Waiting for You...**

An opportunity to buy brand new at an affordable price. This beautifully appointed 3 bedroom townhouse, is ideally located in walking distance to Coffs Harbour's CBD. Versatile floor plan, seamless indoor/outdoor living and high-quality finishes throughout.

Sold price  
\$730,000





## CRESCENT HEAD: SMALL. EXCLUSIVE. ABSOLUTELY IRREPLACEABLE.



A village that almost resists description – except to say that those who find it rarely want to leave, and those who leave rarely stop thinking about it.

**C**rescent Head is the kind of place that rewires your idea of what life can look like. A village of around 1,500 permanent residents perched on a headland above one of the world's great longboard breaks, it operates at a frequency entirely its own. There is no through-traffic, no major shopping centre, no urban sprawl – and that is entirely the point.

The surf here is the stuff of legend. The point break at the northern end of Main Beach delivers some of the longest, most forgiving waves in the southern hemisphere – a wave that draws longboarders, beginners, and serious surfers alike, and that rewards patience with rides of extraordinary length. But Crescent Head is not just for surfers. The beaches – Main Beach, Back Beach, Killick Creek, and the wild stretches of Goolawah

Reserve – offer something for everyone who loves the ocean: swimming, fishing, snorkelling, and long empty walks along sand that feels as though it belongs to no one and everyone.

The community is warm, creative, and fiercely protective of the village's character. A weekend market, the Crescent Head Country Club (with its ocean-fringe golf course), a handful of excellent cafés, and a Surf Life Saving Club at the heart of social life give it an infrastructure that punches well above its size.

Secondary schooling is in Kempsey (22km), and most major services are a short drive away. The trade-off – privacy, beauty, community, and a property market that reflects all of the above – is one most residents consider deeply worthwhile.

## LIVING IN CRESCENT HEAD – WHAT YOU NEED TO KNOW

### Schools & Early Learning:

- Crescent Head Public School – K-6 primary, small and community-focused
- Weekly Playgroup – Baker Drive Community Hall, Wednesday mornings during school terms (ages 0-5), crafts, music, reading
- Secondary schooling at Kempsey High School or Kempsey South High School (~22km)
- Xavier Catholic College Kempsey – Catholic secondary option within easy drive
- Bus services to Kempsey 2-3 times daily (Monday-Saturday)

### Health & Wellbeing:

- Crescent Head Medical Centre – local GP services
- Kempsey District Hospital – nearest major hospital (22km, approx 20 min)
- Allied health services available in Kempsey
- Crescent Head Surf Life Saving Club – water safety, patrols, community hub
- Active outdoor lifestyle supports strong community health outcomes

### Local Amenities:

- Crescent Head village shops and cafés – all essentials within the village
- Crescent Head Country Club – dining, golf, community gatherings
- General store and IGA – everyday grocery and provisions
- Kempsey (22km) – full retail, supermarkets, professional services

### Beaches, Parks & Recreation:

- Main Beach – world-renowned longboard point break; safe swimming
- Back Beach – more powerful surf, less crowds

- Killick Creek – sheltered estuary swimming, ideal for children and families

- Goolawah Reserve Beach & Big Hill – wild beaches within the national park

- Delicate Nobby and Racecourse Beach – remote surf options

- Goolawah National Park – coastal wilderness bushwalking, camping

- Crescent Head Country Club Golf Course – 18 holes with ocean views

- Whale watching from the headland (June–November)

- Fishing – rock, estuary, and offshore; excellent year-round

- Kayak and stand-up paddleboard hire locally available

### Events & Community Life:

- Crescent Head Markets – regular community market, local produce and crafts

- Crescent Head Classic Surf Contest – longboard competition, annual drawcard

- Surf Life Saving Carnival – seasonal beach events and competitions

- Australia Day celebrations on the beach – iconic community gathering

- Bird watching and nature photography events in Goolawah NP

### Getting Around:

- Bus service to Kempsey – 2-3 services daily Mon-Sat

- Kempsey train station (22km) – XPT to Sydney and Brisbane

- Port Macquarie Airport (55km) – 45 min drive

- Pacific Highway at Kempsey – full freeway access north and south

***Crescent Head asks you to leave certain conveniences behind. In return, it offers a quality of life that is, for many who live there, beyond comparison.***

Below is a selection of recent property sales in the area

Lifestyle.
Nathan Wilson
12 Charles Parry Street, CH, NSW 2440
RECENT SALES

3  
 2  
 2  
 625.1m<sup>2</sup> | House

**Opportunity Plus! Quiet Spot Close to Crezzo's Shops & Beach**

Perched on a 625m<sup>2</sup> corner block with uninterrupted views across National Park toward Goolawah Plain, this spacious brick home presents an exciting opportunity to create your own coastal sanctuary in sought after Crezzo.

Buyers Guide  
\$1,000,000 - \$1,100,000

James Steinmetz
22 Main Street, CH, NSW 2440
RECENT SALES

3  
 2  
 2 | House

**Exceptional, three-storey residence nestled in the heart of the village.**

Welcome to 22 Main Street, your dream home, where luxury and comfort converge in a beautifully designed three-storey residence nestled conveniently in the heart of the village CBD. Set amidst meticulously manicured gardens, complements its stunning architecture.

Sold price  
\$2,395,000

Kelly Flanagan
2 Beranghi Street, CH, NSW 2440
RECENT SALES

3  
 2  
 1  
 126m<sup>2</sup> | House

**Location, location! heated lap pool + separate living**

Yes, it is the one with the poop deck, but you may not have known it's also the one with the 12.5m heated lap pool. You may have guessed, and yes, there is a self-contained studio downstairs as well.

Sold price  
\$1,200,000 - \$1,300,000



## WHY WE MOVED TO SOUTH WEST ROCKS **THE WILLIAMS FAMILY**

After 5 years in a two bedroom unit, 45 minutes from work in Sydney, Dale and Liz decided it was time for a change

**Q: What inspired your move from the city to a beachside country town?**

Frustrated by endless traffic, constant noise, and the perpetual rush of city life, we were inspired to seek a change. Our move was driven by the desire to cherish more moments together as a family, to embrace a slower pace, and to fully savour the joys of family life.

**Q: What are your families favourite activities?**

Relaxing at Horseshoe Bay Beach, this family-friendly beach offers calm waters ideal for swimming, making sandcastles, and relaxing on the shore. It's a perfect spot for families looking to enjoy a day out in the sun, Kayaking, it's a fun way to explore the coastline and rivers while getting some exercise.

**Q: What do your friends say when they visit?**

"I love how uncrowded it feels." "I didn't realise how relaxing fishing could be." The beaches here are amazing! Trial Bay Gaol is so interesting!

**Q: What advice would you give to other families considering a similar move from the city to a coastal town?**

Embrace the change wholeheartedly. Research the area, but also prepare for a lifestyle shift. Make time to participate in community and outdoor activities. Expect a slower pace but richer quality of life. Most importantly, stay open to new experiences and connections. It's a journey worth every step. We should have made it three years earlier.

# KEY LEGAL CONSIDERATIONS WHEN BUYING A HOME: WHAT EVERY BUYER NEEDS TO KNOW

**B**uying a home is one of the most significant investments you'll make in your lifetime. While it's an exciting milestone, it's also a complex process that involves various legal considerations. Understanding these key legal aspects is crucial for protecting your interests and ensuring a smooth transaction. Here's what every home buyer needs to know:

## CONTRACTUAL OBLIGATIONS:

When purchasing a home, you'll enter into a legally binding contract with the seller. It's essential to carefully review the terms and conditions outlined in the contract, including the purchase price, deposit amount, contingencies, and deadlines. Your real estate agent or lawyer can help you understand the legal implications of the contract and negotiate favourable terms on your behalf.

## TITLE SEARCH AND TITLE INSURANCE

Before closing on a property, it's essential to conduct a title search to ensure there are no existing liens, encumbrances, or ownership disputes that could affect your ownership rights. Purchasing title insurance provides added protection against any unforeseen title defects that may arise in the future, such as undisclosed easements or boundary disputes.

**Property Inspections:** A thorough property inspection is vital for uncovering any potential issues with the home, such as structural defects, pest infestations, or safety hazards. While not a legal requirement, conducting inspections can help you make informed decisions about the property and negotiate repairs or price adjustments if necessary.



## FINANCING AND MORTGAGE DOCUMENTS.

If you're obtaining financing to purchase the home, you'll need to review and sign various mortgage documents, including the loan agreement, promissory note, and mortgage deed. It's essential to understand the terms of your loan, including the interest rate, repayment schedule, and any prepayment penalties.

## CLOSING DOCUMENTS AND SETTLEMENT STATEMENT:

On closing day, you'll be required to sign a variety of legal documents, including the closing disclosure, deed of trust, and transfer of ownership documents. It's crucial to carefully review these documents and ensure that all terms are accurate and consistent with your expectations. Your lawyer or closing agent can explain each document and answer any questions you may have before signing.

## TAX AND LEGAL OBLIGATIONS:

As a homeowner, you'll have certain tax and legal obligations, such as property fees.



## ARE YOU SEEKING A DEPENDABLE AND THOROUGH CLEANING SERVICE THAT CATERS TO YOUR NEEDS?

“ Look no further—Doobies Cleaning Service offers comprehensive cleaning solutions tailored to meet the highest standards of quality and care.

**A**t Doobies, we understand the importance of maintaining a clean and healthy environment, especially as we age. Our experienced team in Kempsey is dedicated to providing you with a spotless living space, ensuring every nook and cranny receives our full attention. Our services are designed to offer convenience and peace of mind, enabling you to enjoy your free time without the burden of household chores.

Equipped with specialised equipment, we excel at removing stubborn stains, tackling mould and mildew, and even eradicating unsightly mess. We take pride in rejuvenating your home to its pristine condition, from floor polishing to vinyl resealing. Our high-performance carpet cleaning technology goes beyond the surface, revitalising your carpets to their original freshness.

Safety is paramount, so our professional team uses only non-toxic chemicals, safeguarding your well-being and the environment. Our flexible service options mean we work around your schedule, not the other way.



For those managing investment properties, our meticulous bond cleaning ensures that your rental meets the highest standards for new tenants. And for your Air BnB, our between-booking deep cleans will keep guests consistently impressed, enhancing your reputation as a host.



Outdoor areas are no challenge for us; our state-of-the-art high-pressure cleaning systems will restore the exterior of your property, from walls to roofs, leaving it looking as grand as the day it was built.

Trust in Doobies Cleaning Service to handle all your cleaning needs with the utmost respect and diligence. Let us take care of the cleaning so you can focus on what truly matters—enjoying a comfortable and fulfilling lifestyle.



Please get in touch with us to discuss how we can support your household upkeep with our expert cleaning services.



## DON'T GET BITTEN: WHY A BUILDING AND PEST INSPECTION IS YOUR SECRET WEAPON



Have you ever dreamt of finding your dream home, only to discover a nightmare lurking beneath the surface?

This is a harsh reality for many buyers who skip a crucial step: the building and pest inspection.

Skipping a few hundred dollars might seem enticing, but we asked Ben from Insight Inspections and he insists it's the wisest investment for your new home.

### HIDDEN HAZARDS UNDER EVERY ROOF

Imagine a charming house, perfect for your family. But beneath the fresh paint and staged furniture, secrets lie hidden. Leaks concealed by drywall, termite colonies munching on your foundation, or electrical nightmares waiting to spark. These may seem like horror movie tropes, but they're all too real—and often invisible to the untrained eye.

### KNOWLEDGE IS POWER (AND SAVES MONEY!)

Let's face it, most of us aren't home inspectors. We wouldn't buy a used car without a mechanic's check, so why gamble on the biggest purchase of your life? A professional inspection equips you with the knowledge you need. Think of it as X-ray vision, revealing potential problems before they become future financial burdens.



#### NEGOTIATION LEVERAGE AND PEACE OF MIND

Minor issues can morph into major expenses. A building and pest inspection empowers you to negotiate repairs with the seller before closing. For larger problems, it might even be your escape hatch, allowing you to walk away from a potential disaster.

#### A REAL-LIFE CAUTIONARY TALE

Just recently, I performed a pest inspection for a buyer who had already signed the contract. He was confident in his decision, but upon closer inspection, the roof revealed its ugly truth: extensive damage requiring a hefty \$20,000 repair. Sadly, this became his burden due to skipping the inspection.





DON'T LET YOUR DREAM  
HOME TURN INTO A MONEY  
PIT

Don't gamble on a hidden world of expensive repairs. A building and pest inspection is an investment in your future—one that can save you tens of thousands of dollars and grant you peace of mind. In today's market, where every dollar counts, it's simply the smart move. So, before you sign on the dotted line, uncover the truth and make informed decisions. Your future self will thank you!

Ben has witnessed numerous scenarios where new homeowners incurred thousands in unexpected expenses, all preventable with prior knowledge. Insight Inspections service Port Macquarie, Kempsey, Wauchope, South West Rocks and surrounds and provide inspections and reports in a 24 hour time frame and, in special circumstances, offer a same day service. If you need some guidance, contact Ben on [0423 559 129](tel:0423559129) or [ben@insightinspections.com.au](mailto:ben@insightinspections.com.au)

## FIVE EASY DIY UPDATES TO IMPRESS, POTENTIAL BUYERS

When it comes to selling your home, first impressions matter. Potential buyers are not just looking for a house; they're envisioning a future lifestyle. One of the most effective ways to capture their attention and increase the perceived value of your property is by freshening up your interiors. Fortunately, you don't need to break the bank to make a significant impact. With some simple do-it-yourself (DIY) updates, you can breathe new life into your home and leave a lasting impression on potential buyers.



1

### A FRESH COAT OF PAINT

Nothing transforms a space quite like a fresh coat of paint. Choose neutral colours like greys, warm beiges, or crisp whites to create a blank canvas that appeals to a wide range of tastes. Not only does painting freshen up the look of your interiors, but it also gives the impression of a well-maintained home.



2

### UPGRADE CABINET HARDWARE

Swapping out old cabinet knobs and handles for new ones can instantly modernise your kitchen or bathroom. Choose sleek, contemporary designs to give your cabinets a sophisticated look without the need for a full renovation. This simple update can make a big difference in the overall aesthetic of your home.



3

### ADD MIRRORS TO ENHANCE SPACE

Mirrors are a powerful tool for making rooms appear larger and brighter. Strategically placing mirrors opposite windows can reflect natural light and create the illusion of more space. Additionally, mirrors can add depth and dimension to smaller rooms, making them feel more open and inviting.



4

UPDATE LIGHT  
FIXTURES

Lighting plays a crucial role in setting the mood and ambiance of a space. Replace outdated light fixtures with modern alternatives to give your home a contemporary feel. Consider installing energy-efficient LED bulbs to brighten up your interiors while also reducing electricity costs.

Install Crown Molding: Crown moulding adds an elegant finishing touch to any room and can instantly elevate the perceived value of your home. While installing crown moulding may seem like a daunting task.



5

REVITALISE FLOORS  
WITH AREA RUGS

If your floors are looking a bit tired or dated, area rugs can provide a quick and affordable solution. Choose rugs that complement your existing décor and add warmth and texture to your floors. Not only do rugs hide imperfections, but they also help define separate living spaces, making rooms feel cosier and more inviting.

By incorporating these easy DIY updates into your home staging efforts, you can create a space that captivates potential buyers and sets your property apart from the competition. Remember, the goal is to showcase your home in the best possible light and inspire buyers to envision themselves living there. With a little creativity and effort, you can freshen up your interiors and make a lasting impression that leads to a successful sale.

# 6 LANDSCAPING TIPS INCREASE YOUR HOME'S CURB APPEAL INSTANTLY

When it comes to increasing the value of your home, landscaping can be one of the most effective (and enjoyable) investments. A well-designed outdoor space not only enhances curb appeal but also creates an inviting atmosphere for potential buyers. Here are six landscaping tips to help elevate your property's value:



1

## CREATE A WELCOMING ENTRANCE

A well-kept front yard and entryway make a lasting first impression. Plant low-maintenance shrubs, add a few colourful flowers near the entrance, and keep pathways clean and accessible. A defined entry space instantly elevates curb appeal and draws people in.



2

## UPGRADE WITH NATIVE PLANTS

Choosing native plants reduces water consumption, lowers maintenance, and ensures year-round beauty. They're adapted to the local climate, making them more resilient and less prone to disease. Buyers will appreciate the sustainable and eco-friendly approach.



3

## ADD LIGHTING FOR AMBIENCE

Outdoor lighting can transform your yard into a magical retreat. Place lights along pathways, around garden beds, and in trees to create depth and ambience. Solar lights are an affordable option and add a touch of elegance while enhancing security.



4

DEFINE GARDEN BEDS  
AND BORDERS

Clear, well-defined garden beds bring structure to your yard. Use materials like brick, stone, or metal to edge your gardens, which not only keeps plants tidy but also adds visual interest.

5

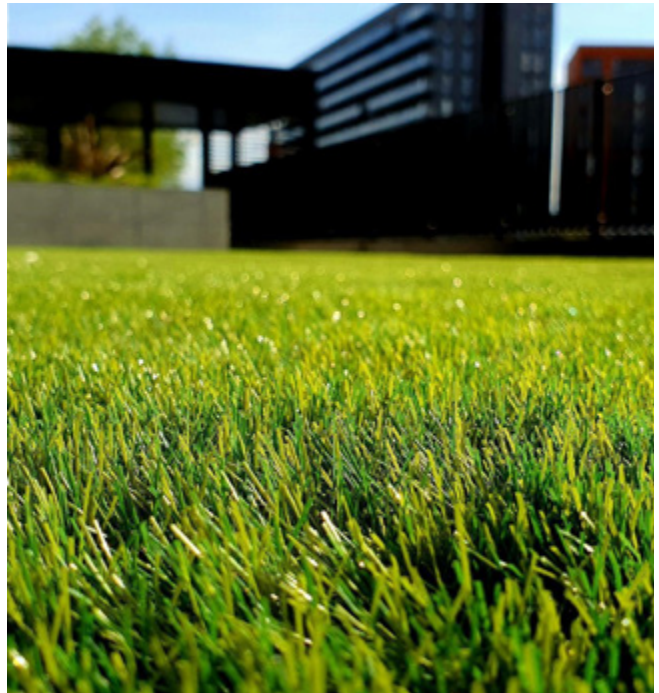
INCORPORATE  
OUTDOOR LIVING  
SPACES

A functional outdoor area, such as a patio, deck, or firepit, adds usable square footage and enhances the appeal of your home. Buyers love spaces where they can entertain or relax outdoors, making this a worthwhile investment.

6

MAINTAIN THE LAWN

A healthy, green lawn is the backbone of any great landscape. Regularly mow, fertilise, and water your lawn to keep it lush. This basic upkeep shows buyers that the property is well-cared for.



By following these tips, you can create an outdoor oasis that not only attracts potential buyers but also boosts your home's overall value.



## EXPLORING NEIGHBOURHOODS:

### KEY FACTORS TO CONSIDER BEFORE BUYING A HOME

Choosing the right neighbourhood is just as important as finding the perfect home. After all, your neighbourhood will not only impact your day-to-day life but also play a significant role in your long-term satisfaction with your home purchase. Before you commit to buying a home, it's essential to explore the surrounding area and consider several key factors that can influence your decision.

#### LOCATION, LOCATION, LOCATION

The old adage holds true—location is paramount when it comes to real estate. Consider factors such as proximity to work, schools, shopping centres, and public transportation. A convenient location can save you time and money.

#### LOCAL SCHOOLS

Even if you don't have children, the quality of the local school can significantly impact your home's resale value. Research the reputation and performance of nearby schools, as homes in highly-rated better over time.





COMMUNITY VIBE AND CULTURE:

Spend some time exploring the neighbourhood and getting a feel for its community vibe and culture. Are there neighbourhood events or gatherings? Do residents take pride in maintaining their properties? A strong sense of community.

LAND FOR SALE

Prime Land Available: Seize the opportunity to own a piece of prime real estate in this sought-after area. Perfect for building your dream home or investment.

AMENITIES AND RECREATION

Take note of the amenities and recreational opportunities available in the neighbourhood. Are there parks, playgrounds, or walking trails nearby? What about restaurants, cafes, and cultural attractions? Access to amenities and recreational activities.

SAFETY AND CRIME RATES

Feeling safe in your neighbourhood is crucial for your peace of mind and overall quality of life. Research crime rates in the area and look for neighbourhoods with low instances of crime. You can also visit the area at different times of the day to get a sense of the safety and security of the area.

FUTURE DEVELOPMENT PLANS

Research any upcoming development projects or infrastructure changes planned for the area. While new developments can bring growth and revitalisation to a neighbourhood, they can also impact traffic patterns, noise levels, and property values. Understanding the future outlook for the neighbourhood can help you make an informed decision.



Exploring neighbourhoods and considering these key factors before buying a home can help you find a community that aligns with your lifestyle, preferences, and long-term goals.

By doing your due diligence and thoroughly researching potential neighbourhoods, you can make a confident decision that leads to a fulfilling homeownership experience.



## HEY THERE, GARDEN LOVERS!

“

Welcome to Valley Garden Centre – your local, family-run green thumb haven since '83. Here, you're not just another customer but part of the crew, just like mates and rellies. Need a hand picking the best plants or sorting out your garden? Our friendly horticulturists are chuffed to give you top-notch advice and a yarn or two about the perfect greenery for your patch.

**O**ur little piece of paradise is where we cultivate all our plants right in the heart of our nursery, so you can trust they're top-quality and raised with care. Are you keen to spruce your outdoor space with legendary backyard Barbies? Our landscapers are happy to work with you to create a beautiful spot that'll be the envy of the neighbourhood.

DO YOU HAVE A SOFT SPOT  
FOR VIBRANT ANNUALS OR  
DREAM OF A LUSH, LEAFY  
OASIS?

Our selection's got you covered – from hardy natives that'll have no worries in the Macleay region's weather to indoor pretties that'll brighten up your home.

We're talking the whole shebang - from seedlings to towering trees, and don't forget the succulents for that perfect Aussie touch.



And for the full kit and caboodle, our complete garden package is the go. From dreaming up the design to putting the last plant in the ground, our experienced landscapers have your back. Whether you fancy a Japanese Zen Garden, a tropical escape, or a true-blue Aussie native display, we're on it. Plus, we grow everything here in Kempsey, so they're ready to take on whatever the Aussie climate throws at them.

So, swing by [Valley Garden Centre](#), where our plants will turn your garden into a paradise. We look forward to seeing you soon.





## URBAN ESPRESSO LOUNGE: WHERE COFFS HARBOUR COMES TO LIFE

“ Nestled in the heart of the bustling Jetty Strip on Harbour Drive, Urban Espresso Lounge is where locals and visitors alike find a cozy oasis with a bright, zen-inspired atmosphere, welcoming service, and an unbeatable menu. This celebrated café, winner of Trip Advisor’s 2024 Travellers’ Choice Award, has amassed over 700 glowing five-star reviews—a testament to its vibrant dining experience and commitment to quality.

Upon entering, guests are greeted by an airy, modern industrial style interior of white tiles, natural blond wood, and touches of greenery. A charming wall mural features a coffee lover soaking in the rich aroma of her brew, setting a delightful tone for what’s to come. With its mix of banquette seating and a blend of monochromatic cushions, Urban Espresso Lounge invites you to settle in, unwind, and enjoy an all-day breakfast or a variety of lunch options at any time.

ALL-DAY DELIGHTS FOR EVERY  
PALATE

Urban Espresso Lounge prides itself on catering to diverse tastes and dietary preferences, offering a menu that’s

both thoughtful and inclusive. Here, the classic favourites meet health-conscious choices, from acai and Buddha bowls to hearty burgers and fresh salads. The cafe also offers gluten-free and vegan options, making it a go-to spot for anyone with specific dietary needs. For coffee enthusiasts, Urban Espresso Lounge serves specialty brews by Mother Sky Coffee, and their rich, flavorful coffee menu has earned them a reputation as one of Coffs Harbour’s top spots for a caffeine fix. Visitors rave about their “bowl mug” of coffee—perfect for those mornings when you need an extra boost to start your day.

MENU HIGHLIGHTS

The star-studded menu features items like the Buddha Bowl—a harmonious blend of broccolini, kale, chickpeas, mushrooms, tomatoes, chili, and Middle Eastern spices, topped with grilled halloumi, avocado tahini, and poached eggs. For lunch, the crowd-pleasing grilled salt and pepper squid, served with a garden salad, chips, and aioli, offers a fresh and flavorful twist. The Urban Thai Beef Salad, with its crisp slaw and noodles, is another popular choice, ideal for those seeking a light yet satisfying meal.



A SPACE FOR EVERY OCCASION

Beyond being a café, Urban Espresso Lounge offers the perfect venue for gatherings and special occasions. Able to accommodate up to 150 people, the space is ideal for business meetings, birthdays, baby showers, networking events, and conferences. The venue offers flexible seating arrangements, AV equipment on request, and a range of function packages tailored to suit any need. With a fully licensed bar, Urban Espresso Lounge ensures a seamless, memorable experience for every guest.





#### WHAT THE LOCALS SAY

Locals and regular visitors are quick to praise the lounge, with reviews celebrating the “consistently amazing food, incredible staff, and great vibe.” One happy diner says, “Coffs Harbour’s best café by far. The menu is fantastic, but their coffee is the real winner. It’s the go-to place for that lazy Sunday morning brunch every time.”



#### VISIT URBAN ESPRESSO LOUNGE

Urban Espresso Lounge is more than a café; it’s a destination. It offers a stylish, relaxed atmosphere with delicious, fresh fare for every craving. Whether you’re dropping in for a morning coffee, meeting friends for lunch, or planning an event, Urban Espresso Lounge on Harbour Drive is the ideal spot to relax, refuel, and feel at home in the heart of Coffs Harbour.



## TOP TIPS FOR PACKING UP YOUR HOME

Packing up your home to move can be a daunting task. However, the process can be streamlined and stress-free with the right approach and organisation. Here are five essential tips to help you pack up your home efficiently:

### START EARLY AND PLAN AHEAD

Begin the packing process well in advance of your move date. Create a detailed plan with a timeline, a list of needed materials, and an inventory of items to pack. Starting early allows you to pace yourself and prevents the last-minute rush, often leading to stress and forgotten items.

### DECLUTTER BEFORE YOU PACK

Take this opportunity to declutter and remove items you no longer need or use. Go through each room systematically and sort items into categories: keep, donate, sell, or throw away. By decluttering, you'll reduce the volume of items you need to pack and move, ultimately saving time, space, and moving costs.

GATHER QUALITY PACKING MATERIALS

Invest in quality packing materials to protect your belongings during the move. This includes sturdy boxes, packing tape, bubble wrap, and packing paper. Consider specialised containers for items like dishes or clothing. Proper materials will ensure your items are secure and arrive at your new home in good condition.

LABEL EVERYTHING CLEARLY

Label each box with its contents and the room to which it belongs. This will save time and hassle when unpacking, and you'll feel in control from the moment you arrive. Consider using coloured stickers or markers to colour-code boxes by

room. Detailed labels, such as "Fragile—Kitchen Dishes," can also provide valuable information for handling during the move.

PACK AN ESSENTIALS BOX

Pack a box or suitcase you'll need immediately upon arrival at your new home. Include toiletries, a change of clothes, medications, important documents, chargers, and essential tools. Having these items readily accessible will reduce stress and make your first night and day in your new home more comfortable.





## EXPERIENCE COASTAL LUXURY AT SAILS PORT MACQUARIE & THE BOATHOUSE BAR & RESTAURANT

If you're looking for the perfect waterfront escape in Port Macquarie, let me introduce you to Sails Port Macquarie by Rydges. This 4.5-star resort isn't just a place to stay—it's a destination in itself.

Nestled right on the marina, it offers a seamless blend of coastal elegance and relaxed luxury, making it ideal for a weekend getaway, a romantic retreat, or even a special event.

### A STAY UNLIKE ANY OTHER

From the moment you step into Sails Port Macquarie, you're greeted with a fresh, Hamptons-inspired aesthetic that perfectly complements its stunning waterside location. The rooms and suites are bright, stylish, and designed for comfort—many with private balconies overlooking the marina. Whether you're sipping a morning coffee while watching the sunrise or winding down with a glass of wine, the views never get old.

The resort boasts a heated pool with private cabanas (yes, please!), complimentary kayaks for a little adventure, and even a private jetty if you feel like casting a fishing line or arriving by boat. There's also a beautifully designed wedding chapel and versatile event spaces, making it a sought-after venue for weddings and special occasions.

## WATERFRONT DINING AT THE BOAT-HOUSE BAR & RESTAURANT

No visit to Sails Port Macquarie is complete without dining at The Boathouse Bar & Restaurant. With its prime position right on the marina, the atmosphere here is just as impressive as the food. Think fresh, elegant dishes with a focus on quality ingredients, all served in a laid-back yet sophisticated setting.



THERE ARE THREE DISTINCT SPACES TO SUIT YOUR MOOD:

**The Bar** – A stylish and relaxed lounge area, ideal for enjoying a coffee or cocktail with glimpses of the water.

**The Restaurant** – Front-row seats to the marina’s yachts and the open kitchen, perfect for a special occasion dinner.

**The Outdoor Deck** – Sun-drenched breakfasts, breezy lunches, and romantic moonlit dinners—this is the spot for alfresco dining.



Whether you’re a resort guest or just stopping by for a drink, the cocktail menu is a must-try, and the weekend breakfasts are a local favorite.

## WHY YOU’LL LOVE IT

Sails Port Macquarie offers that rare balance of laid-back coastal charm and upscale luxury, making it the kind of place where you instantly feel at home. Whether you’re lounging by the pool, indulging in a long lunch by the water, or setting out on a kayaking adventure, everything feels effortless.

So, if you’re planning your next escape, Sails Port Macquarie should be at the top of your list. Book a stay, enjoy a meal, or just soak up the breathtaking views—it’s the kind of place you’ll want to return to again and again.





## SOUTH WEST ROCKS: A RETIREMENT HAVEN BY THE COAST

Nestled along the picturesque Mid North Coast of New South Wales, South West Rocks emerges as a hidden gem, attracting retirees seeking a tranquil coastal lifestyle. With its stunning beaches, relaxed atmosphere, and abundance of amenities, this charming town offers retirees an idyllic retreat to enjoy their golden years.

**L**et's explore why South West Rocks has become a popular destination for retirees and the numerous benefits of retiring here.

First and foremost, South West Rocks boasts a pristine natural environment that is nothing short of breathtaking. The town is blessed with unspoiled beaches, crystal-clear waters, and lush bushland, providing retirees with ample opportunities for outdoor recreation and relaxation. Whether it's swimming, fishing, bushwalking, or simply strolling along the coastline, there's no shortage of activities to enjoy amidst the beauty of nature. Moreover, South West Rocks offers a peaceful and laid-

back lifestyle that is perfect for retirees looking to escape the hustle and bustle of city living. With its small-town charm and tight-knit community, residents can enjoy a sense of camaraderie and belonging that is often lacking in larger urban areas. The town's friendly locals, welcoming atmosphere, and slower pace of life create an environment conducive to relaxation and enjoyment.

In addition to its natural beauty and relaxed vibe, South West Rocks boasts a range of amenities and services designed to cater to the needs of retirees. The town features a variety of shops, cafes, restaurants, and medical facilities, ensuring that residents.



“Another drawcard for retirees is the affordability of housing in South West Rocks compared to other coastal regions.”

While the town offers a range of housing options, including waterfront properties, beachside apartments, and retirement villages, prices generally remain more reasonable than in major cities or popular tourist destinations. This affordability allows retirees to stretch their retirement savings further and enjoy a higher quality of life without sacrificing their financial security.

Furthermore, South West Rocks is conveniently located within easy reach of major regional centres such as Port Macquarie and Coffs Harbour, providing retirees with access to additional amenities, healthcare services, and cultural

attractions. The town is also well-connected by road, making it easy for residents to explore the surrounding region and visit family and friends in nearby towns and cities.

In conclusion, South West Rocks offers retirees the perfect combination of natural beauty, community spirit, amenities, and affordability. Whether you're seeking a peaceful coastal retreat, a vibrant community to connect with, or simply a place to enjoy the simple pleasures of life, South West Rocks has something to offer everyone. With its laid-back lifestyle.

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