

1/2/16 Church Street, Nelson Bay, NSW 2315

CENTURY 21

Duplex/Semi-detached For Sale

Tuesday, 30 April 2024

1/2/16 Church Street, Nelson Bay, NSW 2315

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 1028 m2

Type:

Duplex/Semi-detached



Michael Kirby

0249844700

AUCTION

Introducing an unparalleled real estate opportunity nestled in the heart of Nelson Bay, 16 Church Street offers a rare blend of convenience, potential, and modern living. Spanning across 1028 sqm and comprising of two existing strata-titled duplexes, this property presents an enticing investment prospect with both immediate rental income and future development possibilities. Unit 1 of the duplex boasts three bedrooms, one bathroom, and a garage, complemented by an additional two-car garage on title. Meanwhile, Unit 2 offers three bedrooms, one bathroom, and a garage. Currently vacant but historically generating consistent rental income, these duplexes provide a solid foundation for your investment portfolio. Included in the sale are the DA approved plans, authorised on the 12th of November 2021 and valid until 2026, offering a vision of a contemporary three-story building with basement car parking. This architecturally designed structure comprises: Six spacious apartments featuring three bedrooms and two bathrooms, including one ensuite. Six elegant apartments offering two bedrooms and two bathrooms, including one ensuite. Thoughtfully designed open-plan kitchen, living, and dining areas. Convenience-enhancing internal lift and laundry facilities. Secure underground parking for twenty-two vehicles, along with four visitor spaces and a bathroom. Dedicated storage areas allocated for each apartment. Rooftop alfresco entertaining spaces and BBQ facilities. Beyond the allure of the proposed development, this property boasts a range of additional features: Potential rental income from the existing duplexes. Proximity to Nelson Bay CBD, offering easy access to amenities, dining, and entertainment options. Conveniently located just a 28-minute drive from Newcastle Airport and a 54-minute drive from Newcastle CBD. Accessible within a 3-hour drive from Sydney, making it an ideal coastal retreat or investment destination. With the groundwork laid and the potential for both immediate returns and future development, 16 Church Street represents a compelling investment opportunity. Whether you choose to proceed with construction or leverage the existing rental income, the choice is yours. Don't miss out on this unique chance to secure your place in Nelson Bay's thriving real estate market. Contact Michael Kirby today at 0423 792 829 to arrange an inspection and explore the possibilities first-hand!