

1 Poinciana Avenue, Bogangar, NSW 2488



House For Sale

Wednesday, 8 May 2024

1 Poinciana Avenue, Bogangar, NSW 2488

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Online Auction

Nestled within a blissful coastal enclave, this remarkable property unveils a rare opportunity to seize a flat 633m² corner block, all within a stone's throw from the inviting Cabarita beachfront. Positioned perfectly to capture the essence of seaside living, this versatile residence offers a harmonious fusion of space, comfort, and investment potential. With its expansive dimensions and strategic location, this property not only caters to the desire for a tranquil beachside retreat but also presents lucrative development possibilities (STCA). Create your ideal coastal haven or capitalize on the prime location for future expansion or enhancement projects. Beyond its potential, the property exudes charm and practicality, seamlessly blending classic convenience with coastal allure. With a remarkable 38-year tenure by its current owners, it stands as a testament to enduring structure, timeless design, and practical functionality. Boasting four spacious bedrooms, two well-appointed bathrooms, and a convenient double carport, it effortlessly embodies enduring quality and ease of locale. Whether you seek a peaceful sanctuary to call home, an income-generating investment, or a combination of both, this property delivers on every front. Embrace the coastal lifestyle you've always dreamed of, where sun, surf, and relaxation await just moments from your doorstep. With its coveted location, generous proportions, and development prospects, this property represents a rare find in the vibrant coastal market.

The Highlights ~

- Four bedrooms, two bathrooms, and a double carport
- Flat 633m² allotment
- Prime location - just a short stroll to Cabarita Beach
- Development potential (Subject to Council Approval)
- Generous kitchen with ample storage and bench space
- Two separate living spaces
- The primary bedroom includes a renovated ensuite, two built-in robes, ceiling fans, a study, and external access
- The second & third bedrooms include built-in robes and ceiling fans
- Laundry with external access
- Covered patio spanning around the house, ideal for entertaining
- Low-maintenance yard & gardens
- Fully fenced

The Location ~

- Moments from local cafes, restaurants, and public transport
- *• 2-minute drive to Cabarita Beach
- *• 2-minute drive to Cabarita Beach Surf Life Saving Club
- *• 2-minute drive to Bogangar Public School
- *• 3-minute drive to Cabarita Beach Shopping Centre

*Approx. *Disclaimer: This property is being sold by Auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.