

# 11-21 Short Street, Wee Waa, NSW 2388



## Sold House

Saturday, 25 November 2023

11-21 Short Street, Wee Waa, NSW 2388

Bedrooms: 20

Bathrooms: 13

Parkings: 4

Area: 7852 m2

Type: House



Kim Rozendaal

**\$420,000**

"Waioma" comprises of almost 2 acres (7852 sqm) over 7 titles and is zoned General Residential. This property is perfect for those who value space and privacy, as there are high fences on three sides, and it presents limitless opportunities. The property is currently running as a profit-making caravan park, so if you would like a tree-change and are happy to take on a new venture, this could be right up your alley. Alternatively, the accommodation could be turned into permanent rentals and you could potentially build new homes or cabins on the other titled blocks. With rental properties at a premium in Wee Waa, this would be a very attractive option for an investor! Another scenario would be to split the property up and sell what you don't want to make a profit. This property would also suit a new or existing business or contractor that requires land area for truck parking, sheds, etc, with the added benefit of providing accommodation for workers. The property opens towards the levy bank and the Wee Waa lagoon and it comprises of a five-bedroom house, 11 cabins, 12 caravan sites, multiple amenities and storage facilities, BBQ area, all surrounded by shady trees and well-maintained, grassed areas.

**5-Bedroom Home:** (The house can be used as a three-bedroom house with a separate one-bedroom flat.)

- House construction is timber frame on a pier foundation, with external cladding and a tiled roof. (165sqm)
- Carpeted bedrooms and lounge room with split/system air conditioners.
- The eat-in kitchen is carpeted with a free-standing gas oven plus an electric oven with rangehood. There is an additional kitchenette.
- Two tiled bathrooms with shower, toilet, and vanity.
- Covered entertainment area and BBQ area.
- Fully fenced backyard with a double carport, two sheds and a laundry.
- Solar panels 1.5kw.

**Cabins:**

- 11 cabins, two are fully self-contained and include one bedroom, lounge, kitchen, and bathroom.

**Caravan sites:**

- 12 sites with 240v power and water. 5 sites are on concrete pads.

**Camping sites:**

- There are several sites for camping, (no power or water) this area has an open fire pit.

**Camp Kitchen:**

- Corrugated roof on a concrete slab, with lighting and power. This area includes a fantastic firepit, two TVs, a pool table, fridges, tables, chairs, BBQ, a gas oven, a microwave, bar stools, crockery, cutlery, pots, pans, and appliances.

**Workshop:**

- Two 20ft containers (for storage) spanned by a corrugated roof providing a covered work area.

**Amenities:**

- Two amenities blocks with Hardiplank walls, iron roofs and concrete floors.
- Main block with 3 showers, 3 toilets and 3 external basins.
- Second amenities block laundry facilities and four separate bathrooms, each with a shower, toilet, and basin.
- Solar hot water systems.

The block is within the township boundaries and shops, medical services, schools, hotels, and clubs are all within reasonable walking distance. Don't miss out on this incredible opportunity - contact Kim today at 0407 835 207 to arrange an inspection.