

# 114 Naval Parade, Erowal Bay, NSW 2540



## House For Sale

Friday, 19 January 2024

114 Naval Parade, Erowal Bay, NSW 2540

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 784 m<sup>2</sup>

Type: House

**\$995,000**

Presented by Rhys Bennett of One Agency Elite Property Group. Embrace the ultimate coastal lifestyle in this sunlit 3-bedroom cottage, perched in an elevated position to offer breathtaking views of the basin. Boasting side access, a spacious block with a gentle slope towards the road, and a substantial 5-car garage, this property not only offers a cozy and convenient living space as is but also the potential for a future dual occupancy site (STCA). Don't miss out on the opportunity to own your dream home and seize the potential for an incredible investment. Call Rhys today to book your inspection. Key features:- Sunlit 3-bedroom cottage with exceptional basin views- Side access- Spacious block with a gentle slope toward the road- 5-car garage- Potential dual occupancy site (STCA)- Ideal for both homeowners and investors