

13-17 MORT AVENUE, Dalmeny, NSW 2546



Sold Block Of Units

Friday, 3 November 2023

13-17 MORT AVENUE, Dalmeny, NSW 2546

Bedrooms: 11

Bathrooms: 10

Parkings: 11

Area: 2164 m2

Type: Block Of Units



John Murray

0475053869

\$1,400,000

Ray White Commercial (SC) and Whale Coast Realty are proud to present 13-17 Mort Avenue, Dalmeny (Narooma adjacent) for sale via Auction. The agents are acting under instructions from Kathy Sozou & Mark Holland of McGrathNicol as Receivers and Managers. This lakeside property encompasses 9 lots being 8 open plan studios and 1 large single dwelling, offered in one-line. The assets offer a gross income of approximately \$100,000 per annum[^], while the flexible zoning controls offer an exciting opportunity to reposition or redevelop the asset to take advantage of the thriving south coast real estate market (STCA). The property is located at Mummaga Lake, Dalmeny and sits adjacent to the township of Narooma. Narooma, once a sleepy seaside village, is now one of the most popular destinations on the South Coast, thanks to the surrounding picturesque beaches. Narooma has made headlines in recent years due to the acquisition of a number of key venues by hospitality empire, Merivale. Highlights of the asset include: Site area - 2,164 sqm* on L1-9 SP89015 Nine (9) individual titles offered in one line Estimated fully leased gross income of \$100,000 per annum* R2 Low Density Residential 47m* street frontage 50m* to Lake Mummaga shores 900m* to Dalmeny Beach 7.6km* to Narooma town centre The property is offered for sale via Auction on Friday, 1 December at 10am (AEDT). The Auction will be held at Ray White Corporate, Level 7, 44 Martin Place, Sydney NSW 2000. For more information, please contact the exclusive selling agents.* Approximately[^] Estimated fully leased rental income