

13 Gunnamatta Road, Cronulla, NSW 2230

highland

House For Sale

Thursday, 7 March 2024

13 Gunnamatta Road, Cronulla, NSW 2230

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 626 m2

Type: House



John Schwarzer
0408604422



Joel Gaunt
0411418616

Auction, unless sold prior

Presenting a prime potential development site located within a blue ribbon Cronulla address, this family residence can be lived in and enjoyed as is or capitalised on as a prized development opportunity. Occupying a generous 626sqm (approx.) parcel of bayside land. Conveniently positioned, only moments to Gunnamatta Bay, quality eateries, shops, premium schools and Cronulla beaches. High Points ? Sprawling 626sqm (approx.), 15.24m x 41.2m (approx.), west facing level block? Zoned R2 with a premium floor space ratio of 0.55 to 1 providing potential for dual occupancy by way of a Complying Development (CDC) or Development Application (STCA)? This original brick home offers three spacious bedrooms, all with built in robes ? Spacious lounge, kitchen and dining areas with additional fourth bed or family room? Second storey development would capitalise on stunning bay views (STCA)? Large double garage, with additional off-street parking, lower level storage and workshop? Extremely rare bayside opportunity, unparalleled in position, privacy and possibility? Within walking distance to quality eateries, shops, schools, transport, and Cronulla bays and beaches