

**141 Kanahooka Road, Kanahooka, NSW 2530**

**A-List.**

**Sold House**

Monday, 18 March 2024

141 Kanahooka Road, Kanahooka, NSW 2530

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 8**

**Area: 1270 m2**

**Type: House**



Anthony Sorace

**\$1,450,000**

CDC Approved Boutique Development CDC Approved for 6 x 3 Bedroom Torrens Title Terraces on 1270sqm corner block. Builders, Developers and Savvy Investors, properties like this are rare to find, don't miss this opportunity to secure a stunning CDC approved development that's ready to be developed or land bank for the future as this area will continue to grow. The CDC approved development consists of 6 x 3 bedroom architecturally designed Torrens title homes on generous land sizes, providing spacious floor plans with open light filled living areas flowing onto the alfresco with large backyards and no strata levies. All homes are facing Thirroul Road with an easterly aspect allowing you to enjoy the morning sunrise. Take advantage of the first small boutique and trendy development in the area. Positioned on a slightly elevated 1270m<sup>2</sup> (approx.) corner block with two street wide frontages and rear lane access, ideal for accessibility during construction. The original house is clean and very generous in size, features four-bedrooms with built in wardrobes, open plan kitchen and dining, two separate living areas with bar, combustion fireplace, a large bathroom, internal laundry, alfresco area overlooking huge secure yard with undercover/BBQ area, double car garage with workshop and double carport plus additional parking spaces, ideal for renting out before developing if required. Located perfectly, within walking distance to Lake Illawarra, Lakeside leisure centre, schools, shops, public transport, easy access to freeway and only a short 10-minute drive to Wollongong CBD and beaches. Features:- CDC Approved for 6 x 3 bedroom architecturally designed Torrens title homes- Small boutique and trendy development with no strata levies- Situated on a near level 1270m<sup>2</sup> corner block with 3 street access and wide frontages- Spacious floor plans with open plan living areas- Located close to schools, leisure centre, shops and public transport- Easy access to M1 freeway and approx. 10-minute drive to Wollongong CBD and beaches- Ideal for renting out prior to developing - Rental appraisal \$700 - \$730p.w (approx.) For more information, please contact exclusive selling agent Anthony Sorace Outgoings: Water Rates \$172 per quarter (approx)\*\*\* Sold by Anthony Sorace - 0413 690 459 - A-List Property Group\*\*\* Disclaimer: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.