

15 Empire Avenue, Blakehurst, NSW 2221



Sold House

Wednesday, 12 June 2024

15 Empire Avenue, Blakehurst, NSW 2221

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 575 m2

Type: House



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\$1,800,000

Unleash your creativity and transform this home or block of land set across 575.4m² approx by creating your dream home STCA / CDC approval. With a 13.41m approximate frontage, the level block of land provides endless possibilities with the surrounding streetscapes demonstrating the quality neighbourhood, design and meticulous attention to detail the neighbours have with their own residences. This is a special opportunity to secure a parcel of land that is easement-free within a waterside postcode where families will love to raise children and enjoy the outdoors with sporting activities like football, soccer, netball, futsal, sailing, water skiing, wakeboarding and trail hiking. Whether you are dreaming of an architectural luxury abode, a modern masterpiece or a charming classic, this property location provides a solid foundation for your imagination to run wild. This home will appeal to families, first-home buyers, upsizers, builders, developers, property flippers, professional couples, downsizers and investors looking for an investment property to add to their portfolio. For those who specialise in renovations, you could look at refreshing the current home to create a wonderful abode for those wanting to secure an upgraded residence. Situated on a spacious level block of land in the growing St George market, the property invites landscaping dreams and outdoor creativity. Imagine a lush garden, a charming courtyard, a swimming pool oasis, a wellness hub with a sauna and ice bath or even a backyard retreat for kids! The potential for outdoor transformation is vast. Make the most of raising a family in a wonderful community network with the ability to walk your children to junior school at Bald Face Public School. Those who love convenience will appreciate being within a prized waterside location within minutes of various amenities and a buzzing local community that is friendly, welcoming and of mixed demographics. With such a convenient address, you can walk to the local bus stops to be at Hurstville train station, Hurstville Westfield, Hurstville Central and Southgate Sylvania in under ten minutes. There is easy access to IGA supermarket, South Hurstville Pinnacle RSL, Poulton Park synthetic fields, Carss Bush Park, Formation Physio, medical centre, vet, post office and multiple bustling restaurants in South Hurstville, Blakehurst, Carss Park, Kyle Bay, Hurstville & Sylvania. The apartment is within 20 minutes of Sydney Domestic & International Airports plus St George Private & Public Hospitals for access to medical specialists and doctors.

Accommodation & Key Attributes:- The current home is original in condition with a large family-sized backyard and an unfinished granny flat at the rear.- With a clear block and quality land size, this property offers exceptional value, providing a solid foundation for your future investment.- Scope to build a brand new state-of-the-art luxury home subject to council approval / CDC approval.- Potential for multi-investment purposes with rental income for those savvy investors looking to add to their portfolio.- It is on the market for the first time in generations and is enhanced by its north-facing aspect with exceptional natural light.

Local Amenities & Community Points Of Interest:- Set in the school catchment zones for Bald Face Public School and Blakehurst High School with access to Catholic Schools like Mater Dei. All three schools are accessible by walking, driving, cycling or bus.- 3-minute walk to the 959 bus service (Hurstville Station).- 10-minute walk to the 970 and 971 bus services (Southgate, Miranda & Cronulla).- 2-minute walk to Stuart Park, Stuart Park Basketball Court & Stuart Park Cricket Nets plus walking trails.- 10-minute walk to Carss Bush Park plus an easy stroll to Carss Point Baths, Carss Park Flats, By The Bay Café & Grill, play equipment plus riverside access for boats, fishing, kayaking, canoeing and paddle boarding.- Within a 5-minute drive of Kyle Bay & South Hurstville shopping and a 10-minute drive of Hurstville Westfield and Southgate Sylvania.

Land Size: 575.4m² approx. (as per contract for sale). **Frontage:** 13.41m approx. (as per contract for sale). **Property Dimensions:** 13.41 X 43.15 / 43.13 approximately. **Approximate Outgoings Per Quarter:** Council: \$529.16pq approx. Water: \$171.41pq approx.

For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award Winning Local Specialist Family Team. Belle Property Platinum Elite Agents FY23, FY22 & FY21.*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. The aerial imagery outline is approximate and to be used as a guide.