

# 2 Bar Beach Avenue, Bar Beach, NSW 2300

## Sold House

Friday, 27 October 2023

2 Bar Beach Avenue, Bar Beach, NSW 2300

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 574 m2

Type: House



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**\$7,050,000**

Indulge in the unparalleled allure of seaside living at 2 Bar Beach Avenue, where proximity to the sand is not a mere claim but an immediate reality. Literally a handful of steps separates you from door to shore, making this Art Deco era home an extraordinary find. The unveiling of this coastal gem to the market marks a moment to pinch yourself, not only for its commanding coastal views and an enticing lifestyle but also for the myriad of exciting and unlikely-to-be-repeated possibilities it offers, thanks to two separate Development Application approvals. For the astute developer, the canvas is yours to paint. Optimise returns by constructing an exquisite duplex, as envisioned in the approved plans by Derive Architecture & Design. Picture a Mediterranean-inspired rebuild featuring two luxury four-bedroom, two-bathroom homes, each boasting a double garage and an internal lift connecting the floors. Should the desire be to revel in the entirety of the 574sqm block, consider the Craggspace approved plans. Here, a luxurious six-bedroom, six-bathroom residence awaits, complete with a four-car garage and all the lavish amenities befitting a home in such a stunning coastal locale. The choices are yours, with both scenarios already endorsed by Newcastle City Council. Alternatively, if the dream is to wake up to the beachfront every day, simply move in and relish the current comforts of this home. Boasting multiple living areas, five bedrooms, three bathrooms, and off-street parking for four cars, it offers immediate gratification with future potential. Consider renovations or draft plans for a lavish new residence tailored to your unique vision and submit them to the council. As a fortunate future resident of 2 Bar Beach Avenue, the seaside lifestyle becomes an everyday luxury. Start your mornings with an uninterrupted panorama of the ocean, followed by a refreshing swim at Susan Gilmore Beach or the calm waters of Bar Beach. Grab your morning brew from Swell and explore nearby hubs like Darby Street or The Junction for dining, shopping, and exercise. In this exclusive location, every day unfolds like a perpetual holiday.

574sqm block on corner of Memorial Drive overlooking Bar Beach - Five bedroom, three bathroom home with scope to renovate, rebuild or develop- Approved plans by Derive for luxe duplex- Approved plans by Craggspace for luxury six bedroom home- 1200m to The Junction Public School & St Joseph's Primary, 2km to Newcastle Grammar- Footsteps to Empire Park, Bar Beach Bowling Club and Cooks Hill Surf Club

OUTGOINGSCouncil rates: \$12,686.16 approx. per annum  
Water rates: \$approx. per annum\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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