

**22 Belbowrie Street, Canton Beach, NSW 2263**

**Raine&Horne.**

**House For Sale**

Friday, 14 June 2024

22 Belbowrie Street, Canton Beach, NSW 2263

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 753 m2**

**Type: House**



Mark Griffiths  
0414874002

## Guide \$900,000

Prime R3 Zoned corner block with development potential Or your new family home.Unlock the potential of this prime real estate offering located in the heart of Canton Beach. This corner positioned R3 zoned property presents a unique investment opportunity for developers, investors, and visionaries looking to capitalize on the area's burgeoning growth and demand for multi-family housing.Or simply this could be your new family home, with space for a pool, large sheds or room for the kids to run wild.Property Highlights:• Zoning: R3 - Ideal for multi-family development.• Lot Size: Generously sized to accommodate multiple dwellings (consult with council for specific allowances and requirements).• Current Structure: A charming 3-bedroom, 1 bathroom home with timber floors, ducted a/c, rain water tank and solar hot water, this would be perfect for rental income or personal residence while planning development.• Location: Centrally located with easy access to schools, shopping, dining, and public transportation, lakes and beaches.• Potential: Perfect canvas for apartments, town houses, or dual occupancy (consult with council for specific allowances and requirements).Don't miss out on this rare opportunity to own a prime piece of development-potential real estate in Canton Beach. Whether you choose to develop now or hold for future appreciation, this property offers unparalleled potential.Contact Mark Griffiths on 0414 874 002 for more information, to arrange an inspection or come along to our scheduled open home.Land Size - 753sqm approx.Council Rates - \$1,561.06 p/a approx.Water Rates - \$994.02 p/a approx.\*E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries\*