

**23 Stafford Street, Gerroa, NSW 2534**



**House For Sale**

Wednesday, 27 March 2024

23 Stafford Street, Gerroa, NSW 2534

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1151 m2**

**Type: House**



Ryan Stalgis  
0242341911

**\$3,200,000**

Here is the rarest of opportunities in highly sought-after Gerroa – an enormous 1,151m<sup>2</sup> parcel of land right by gorgeous Seven Mile Beach, directly opposite a crossroad which provides easy access to the water (just 115 metres!) and an unimpeded view corridor straight out to the beach. The existing three bedroom home attached has stood the test of time and can be used as-is for a no frills weekender or renovated to your own liking, with exceptional views and ample opportunity to extend, but will almost certainly make way eventually for a stunning new residence – or multiple residences – in this highly prized position. Parcels of land this large are extremely limited in Gerroa and rarely come to market, and this unusually large block size allows for a variety of options including duplex development and/or subdivision of land (STCA). The land slopes gently upward from the road, allowing for incredible views of Seven Mile Beach, Crooked River, Coolangatta Mountain and the national park from the rear of the property as well. Gerroa's gentle beaches and estuary are the perfect place to enjoy a quiet walk, swim with the little ones, paddleboard or learn to surf, with some fantastic advanced surfing spots close by for the keen boardrider – and an off-leash area for dogs on the nearby headland reserve. Just 90 minutes south of Sydney, Gerroa and the surrounding region with its majestic coastal headland walks, local wineries and eateries, rural pastures and idyllic seaside golf course, is regarded as one of the most sought-after destinations on the east coast of Australia. Opportunities to buy a property with these attributes in such a sought-after location are exceedingly rare. Don't delay – call Ryan Stalgis on 0423 593 149 today to arrange an inspection!