

23 Tomaree Road, Shoal Bay, NSW 2315

House For Sale

Friday, 5 April 2024

23 Tomaree Road, Shoal Bay, NSW 2315

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 601 m2

Type: House



Tim De La Hunty
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Dane Queenan
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Auction if not sold prior

An amazing opportunity to secure a tidy beach shack with D.A & C.C approval for 2x four bedroom, three bathroom duplexes, welcome to 23 Tomaree Road, Shoal Bay...The site is zoned R3 Medium Density Residential which opens up an array of current & future development options. Not only is this property D.A approved but all utility & council fees have been paid for and a construction certificate has been issued ready for you to start building.The property is situated approximately 300m from the iconic Shoal Bay Beach and is sitting on over 600m² of level land, the potential here is endless and this is a property that you will not want to miss out on. Property features include:* Three large bedrooms* One bathroom plus an additional toilet* Open plan kitchen, dining & living* Huge outdoor undercover entertaining area* External laundry* Side access perfect for the boat or caravan* Separate oversized single lock up garage* Large fenced backyard * Over 600m² of level landThe current shack would make for the ideal weekend getaway until you're ready to knock down and rebuild something incredible. Situated only 300m to village shops, cafes, restaurants and bars along with the pristine shores of Shoal Bay Beach, the beginning of your new lifestyle starts here! Please contact Dane Queenan on 0412 351819 or Tim De La Hunty on 0413 207 798 arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals.Disclaimer:All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://www.prd.com.au/portstephens/privacy-terms-conditions/>