

# 230 The Esplanade, Speers Point, NSW 2284

## House For Sale

Thursday, 13 June 2024

230 The Esplanade, Speers Point, NSW 2284

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



Scott Browne

## Auction

Auction On Site Saturday 6th July 12.45pm if not sold Prior Never to Be Built Out Uninterrupted 180 Degree Lake Views As Far As The Eye Can See Welcome to 230 The Esplanade Speers Point... Think Renovation or Development the choice is yours with this prime piece of real estate in a highly prized location. Located "off" the Esplanade with Access via Alley Street, here you'll find an original clad and tile home on a large 647m<sup>2</sup> flat corner block suitable for a renovation, new home or townhouse development (STCA). Additional Features: • Approx 647m<sup>2</sup> level corner lot • R3 Medium Density Zoning • New home or townhouse development potential (STCA) • Located "off" the Esplanade with Access via Alley Street • Weatherboard and tile single level home • 2 double sized bedrooms • Front enclosed sunroom • Separate lounge and dining rooms • Split system A/C for year round comfort • Rear outdoor entertaining area • Double garaging • 20m to access the Watagan cycle/walking track wrapping approximately 9km's around the Lake's edge. • Approx 400m to Pippy's at the Point dining • Approx 900m to Speers Point Park and Swim Centre • Approx 3km's to Boolaroo CBD, Costco and Bunnings • Approx 4km's to Warners Bay CBD, cafe's and restaurants You'll love living here... "Welcome to your new home" For further details or to arrange your own personal inspection please call Scott Browne 0408586248

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