

# 3 Fourth Avenue, Sawtell, NSW 2452

## Sold House

Monday, 14 August 2023

3 Fourth Avenue, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 505 m2

Type: House



Matt France



Barry France  
0407301404

**\$1,300,000**

Situated just 200m walk to Sawtell Surf Club and 150m to the main street, this tightly held property offers a wonderful opportunity to secure a prime location with fantastic convenience to everything Sawtell Village has to offer. Just moments to a wide range of excellent cafes, restaurants, and clubs, and just a short walk to the beach, locations such as this seldom enter the market and this property has been held by the current family for over 46 years. Featuring both street frontage and rear lane access, the block itself is 505m<sup>2</sup> in size and offers a near flat, easy to traverse parcel. The existing home is a traditional coastal fibro cottage, offering four bedrooms, one bathroom and a single lockup garage. Mostly original internally and externally, the home itself has great potential for renovation, as seen with neighbouring properties, or presents a rare opportunity for redevelopment due to its R3 zoning. R3 zoning (medium density residential) could allow for development of modern townhouses or units subject to council approval. Based on council guidelines, the parcel has potential for multiple Townhouses/Units under a strata configuration with scope for vehicle access via both the street frontage and rear laneway (Johnston Lane). Overall, its prime location offers attractive potential for holiday letting, especially if modernised or redeveloped, while also presenting a wonderful opportunity to create your very own dream Sawtell home in the very heart of the village. Contact Barry France on 0407 301 404 for further information or to book a private inspection. Council Rates: \$4,821 per annum Land Size: 505m<sup>2</sup> Zoning: R3 (medium density residential) Estimated Rental Return: \$600 per week.