

3 Holland Street, Cronulla, NSW 2230

highland

House For Sale

Thursday, 1 February 2024

3 Holland Street, Cronulla, NSW 2230

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 550 m2

Type: House



Sarah Street
0449914984



Shannan Marsh
0404185358

Auction, unless sold prior

Located in a desirable blue-ribbon location within footsteps to Cronulla's iconic beaches, this immaculately presented family home sits on a land parcel of 550.1sqm (approx.), zoned R3 with 17.9m (approx.) frontage, presenting a perfect blend of comfort and seaside charm. Offering an exceptional beachside opportunity with a neat and tidy single level, original, full brick home that provides a perfect opportunity for those looking to purchase in a highly convenient location with enormous potential to redevelop or renovate. This opportunity is one not to be missed. Capturing the essence of a peaceful lifestyle with the substantial living zones opening effortlessly to an entertainers alfresco area, transitioning to the sunny level yard complete with established landscaping and timber deck. This home is ideal for versatile dual family living with a privately located free-standing dwelling at the rear of the property. Conveniently positioned within close proximity to local cafés, eateries, schools, transport and Cronulla Mall. High Points- Zoned R3 with premium floor space ratio providing potential for an attached or detached dual occupancy by way of a Complying Development (CDC) or Development Application (STCA)- With R3 zoning this property has potential for other development opportunities (STCA), potential water glimpses with second story addition- Generous living and dining spaces are bathed in natural light, creating an inviting ambience- Immaculate kitchen with ample storage and gas cooking- Well-maintained, sun soaked backyard with lush level lawns, entertainers' alfresco area and deck- Three spacious bedrooms with built-in robes and ceiling fans- Pristine main bathroom, large laundry with additional shower- Single lock-up garage with workshop/storage space plus carport accommodating two cars- Split system air-conditioning, timber flooring and carpet throughout, solar hot water, gas fireplace- Separate studio featuring a bedroom, kitchen and living space with ceiling fans and split system air-conditioning For all your home loan needs please give the team at Highland Financial Services a call on 02 9523 2699 or visit www.highlandfinancialservices.com.au