

**30 Bruce Crescent, Wallarah, NSW 2259**

**Acreage For Sale**

Thursday, 11 April 2024

30 Bruce Crescent, Wallarah, NSW 2259

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 8198 m2**

**Type: Acreage**



Eden Longford  
0243229856



Tayla Jae Slender  
0450550337

## **Auction Guide \$990,000**

AUCTION ON SITE - 3pm Saturday 11th of May 2024. Don't miss out on the chance to own this exceptional brick homestead nestled in the charming suburb of Wallarah! Featuring a substantial and adaptable workshop on a sprawling 2.2-acre (approx.) plot, this property presents abundant opportunities for development. The home itself exudes potential, with a versatile design allowing you to add further value and make the property your own. But it's not just about the possibilities – this property prioritizes both comfort and practicality. Its well-designed layout optimizes space and fosters a serene atmosphere, with generously sized bedrooms complete with built-in wardrobes and sun-drenched living areas perfect for unwinding. However, the real highlight lies in the expansive shed/workshop, offering unparalleled versatility. Whether you're in need of storage space, a workshop for your creative endeavours, or even considering starting a new business venture, this shed is the ultimate solution. Crafted to meet the demands of modern living, it caters to homeowners craving a dedicated workspace for their projects. Conveniently located near the M1 Motorway, commuting is effortless, granting swift access to nearby amenities, bustling shopping centres, and recreational hotspots. With schools just a stone's throw away, this property is the epitome of a family-friendly lifestyle, offering unparalleled convenience for both work and play. Don't let this opportunity slip through your fingers – seize it now and make this shed your ultimate sanctuary for productivity and creativity!

**Features Include:-**

- A total of 16,000L of water tank storage on the property.
- Over 2.2 acres of beautiful land, completely private and with further potential to add value in the future.
- Positioned down a long private driveway.
- Three bedroom brick and tile home with a neat and tidy feel throughout, high ceilings and plenty of natural light.
- Massive 102m<sup>2</sup> workshop / shed ideal for a home business, additional storage, man cave and more!
- Zoned SP2 Infrastructure & RU6 Transition.
- A short 8 minute drive to Tuggerah Lakes and 18 minutes to Lake Macquarie.
- A short 2 minute drive to Warnervale Train Station, perfect for busy commuters.

For more information on this incredible opportunity, please contact Eden or Tayla to arrange your private viewing!