

32 Caroline Street, East Gosford, NSW 2250

GITTOES

House For Sale

Thursday, 7 March 2024

32 Caroline Street, East Gosford, NSW 2250

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 2060 m2

Type: House



Trent Mullen
0413822218



Richard Faulkner
0243021764

Timed Auction - Guide \$2.8M

Unlock the potential of this prime development site on arguably the best street in East Gosford, nestled within a neighbourhood surrounded by multi-million dollar homes. With DA approval for a 3-lot subdivision, this is your golden ticket to a hassle-free development journey. Ready to Roll: No More Waiting! Skip the lengthy Council delays - this site is DA approved and ready to go! With the construction certificate being the only requirement you need to obtain, you can kickstart your project without any unnecessary hurdles. No contribution fees required means more savings for you. Endless Possibilities Await: A Developer's Dream! The site comes with a 4-bedroom home with a swimming pool offering breathtaking Brisbane Water views, already approved to be retained. Seize this opportunity with multiple options at your fingertips: Option 1: Subdivide and Keep Complete the approved DA, sell the blocks individually, and retain the existing 4-bedroom home. Your chance to profit from both land sales and a spacious house with potential. Option 2: Renovate and Multiply Complete the approved DA, renovate and sell the existing house, then embark on building project homes on the subdivided blocks. Potential for a profitable venture with diverse housing options (STCA). Option 3: Duplex Dream Complete the approved DA, secure approval to demolish the existing house, and construct three duplexes. Unlock the full potential of this site with a lucrative multi-dwelling project (STCA). One-of-a-Kind Location Situated in the picturesque Caroline Bay area of East Gosford, this is not just a development opportunity, it's a lifestyle investment. Enjoy the convenience of proximity to upscaled residences and the charm of the surrounding locale. Don't miss out on this extraordinary development prospect - act now and turn this canvas into a masterpiece of modern living! Contact us to explore the possibilities and secure your slice of East Gosford's allure.