

33 Arden Avenue, Avoca Beach, NSW 2251

McGrath

House For Sale

Friday, 10 May 2024

33 Arden Avenue, Avoca Beach, NSW 2251

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 953 m2

Type: House



Steve Nixon
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Terence Dickinson
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Price on request

Perfectly situated between two of the most tranquil and desirable streets of the Avoca Bowl, 953sqm of land with genuine access on both frontages for possible two house future development (STCA). The existing classic four bedroom 1960's Avoca Beach house has been modernised and offers an incredible opportunity to secure rare coastal views with north facing aspect.- Ideal as existing holiday home or hold as an investment opportunity- Multiple existing designs for possible two homes to be built onsite (STCA)- Extensive initial council and site assessment documents completed- Charming, modernised beach house captures stunning ocean vistas- Ability to have existing rental income while planning your dream home- Light filled interiors with high ceilings and timber flooring throughout- Second outdoor bathroom offers claw bath to relax in the private oasis- Two large North facing decks for entertaining or soaking in the views - Three bedrooms with convenient additional guest accommodation - Easy 600m safe pathway walk gets you onto the beach or into cafés

KEY DETAILS: Council Rates \$3,662pa Water Rates \$994pa