

**34 Pur Pur Avenue, Lake Illawarra, NSW 2528**



**House For Sale**

Thursday, 9 May 2024

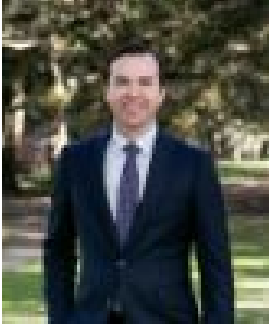
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Andrew Cary

## **Auction by the Cary & Napper Team**

Offered for the first time in over 70 years, this is an exciting opportunity to create your dream coastal retreat with redevelopment opportunities to upgrade the existing home or build a new dream residence, additionally, the block has coveted R3 zoning and presents an amazing opportunity for the savvy investor or developer to seek council approval to subdivide to construct 2 luxury homes or request multi-dwelling approval to build 4-5 townhouses subject to council approval. With views out to Lake Illawarra and the South Pacific Ocean, the home is full of charm and is move-in ready with recent renovation completed, perfect for owner-occupier buyers or investors with the property ready to hit the market for short or long-term rental. The bright and light open plan interiors feature a large lounge and dining area with water views, the kitchen has been upgraded with a breakfast bar and flows to the dining area. Currently, with 3 bedrooms all with wardrobes, the home has the potential to redevelop the undercroft to add additional bedrooms or a lounge area that flows to the rear garden subject to council approval. + Separate studio ideal to be used as a working-from-home office or kid's rumpus room + The perfect canvas with a 20-meter frontage and 50-meter depth + Potential to capitalise with a huge 1000m<sup>2</sup> level block & coveted R3 zoning + Easy access to transport links, schools, Stockland and Marina precinct

**ABOUT THE LOCATION...** Nestled in the most sought-after area of Lake Illawarra, bordering Warilla it's a mere 500 meters to Warilla Beach & footsteps to playgrounds at the new Reddall Reserve promenade, 900 meters away from Warilla Grove shopping centre with Woolworths, Aldi & many other retailers & approx. 20-25 minutes from Wollongong CBD

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