

# 37 Beach Street, Clovelly, NSW 2031

## Apartment For Sale

Friday, 2 February 2024

37 Beach Street, Clovelly, NSW 2031

Bedrooms: 8

Bathrooms: 4

Parkings: 4

Type: Apartment



Paul Grasso  
0434497793



Toby Silk  
0422143813

## Contact Agent

To be sold in conjunction with IB Property 37 Beach Street, Clovelly is presented as a prime strata apartment investment opportunity in a highly secluded pocket of Sydney's exclusive Eastern Suburbs. The property encompasses 4 x 2-bedroom residential units to be offered in-one-line sitting on a generous 443sqm\* land area. The apartment block comprises on-site parking at the rear, with each unit featuring two spacious bedrooms, lounge room, dining room, bathroom, balcony, modern kitchen in each unit and inducted air-conditioning. Additionally, the block is positioned on a downward sloping elevation, providing an abundance of natural lighting and ventilation. Clovelly is a charming suburb that offers a relaxed lifestyle, outdoor activities, boutique retail, stunning harbour views and a premier location in Sydney's coveted Eastern Suburbs. The village atmosphere of Clovelly attracts young professionals with its rich green spaces, plentiful dining options, and stunning harbour locale. The property is well connected to nearby amenities, being a \*3-minute walk to bus stops, a \*9-minute walk to Clovelly Beach, and a 20-minute\* drive to Sydney CBD. The Eastern Suburbs are renowned for their desirability and are considered one of the most lucrative residential markets in the country. Positioned in a family-oriented suburb and within school catchment areas, the suburb attracts white-collar families and families with children, bringing the median unit price of \$1,800,000\* and a median weekly rent of \$882\*, making it an attractive prospect for potential buyers. 37 Beach Street presents a unique opportunity to capitalize on the high demand for rentals in the area, as the vacancy rate is only 1.55%, allowing potential buyers to benefit from the high demand of the area. Key Highlights:- Benefits from current strata title, allowing opportunity to add value, refurbish, revert to market rent, or hold as a secure investment- Total of 4 x 2-bedroom units + 4 parking spaces at the rear to be sold in one line- Centrally positioned, within walking distance of Clovelly Beach, Gordon Bay- Easy 1-minute\* stroll to bus services direct to Sydney CBD- Premium investment opportunity in Sydney's exclusive Eastern Suburbs and the ability to capitalize on the high demand for rental units in the area- Sizeable 443sqm\* land offering in one of the most coveted suburbs in Sydney's East- Opportunity to convert into a dream house (STCA) Open Home Inspections: Wednesday, February 7th - 11:00am-11:30am Wednesday, February 14th - 11:00am-11:30am Wednesday, February 21st - 11:00am-11:30am Wednesday, February 28th - 11:00am-11:30am 37 Beach Street, Clovelly will be for sale via Public Auction on February 29, 2024 at 10:30am. For more information, please contact Paul Grasso 0434 497 793, Steffan Ippolito 0403 347 111 or Toby Silk 0422 143 813