

# 40 Macquarie Street, Bonnells Bay, NSW 2264

## House For Sale

Tuesday, 12 March 2024



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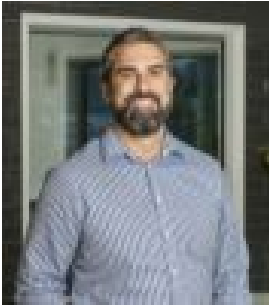
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Ben Wrigley  
1300322366



Kaine Robinson  
0401199636

## Price Guide - \$680,000

**\*\* Private Inspections available upon request by contacting Ben Wrigley on 0409 652 160 \*\***Build over both blocks or utilise each block separately. The choice is yours! Located on a reasonably level 809m<sup>2</sup> block spread over two titles (Lot 12/17/1996 and Lot 13/17/1996) with a 20 metre frontage in a quiet street with views of Lake Macquarie, this home provides plenty of options for the buyer with an eye for potential. Featuring a three-bedroom home on quality R2-zoned (Low Density Residential) land, opportunity awaits for investors, developers or savvy owner-occupiers who enjoy value and don't mind a bit of hard work. Architecturally designed concept plan for dual-occupancy (four-bedroom, three-bathroom) available upon request. The dwelling features the following:

- Three-bedroom, one bathroom home
- Tidy kitchen with nice outlook over large yard
- Fully fenced yard and relatively level yard with detached gazebo
- Split-system air-conditioning

The property is within walking distance to the shores of Lake Macquarie, numerous lakeside reserves including Pendlebury Park with basketball court and children's playground and only a short drive to Bonnells Bay Shopping Centre, Bonnells Bay boat ramp, Morisset CBD and the M1 Motorway. Quality blocks with great zoning, great location and unlimited potential rarely become available. Register your interest with Ben Wrigley from Ellejayne Realty today! Rental Appraisal: \$520/week with the Ellejayne Investor Support and Property Management team

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