

46 Ulster Avenue, Warilla, NSW 2528



Sold House

Thursday, 16 November 2023

46 Ulster Avenue, Warilla, NSW 2528

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Ben Frawley
0425329700



Daniel McConnell
0405454624

Contact agent

Do not miss out on this outstanding Real Estate opportunity in this sought-after pocket of South Warilla. Ideal for all sections of the buying market from the first home buyer, developer, astute investor or downsizer looking for a single level house. Perfectly positioned within easy reach of beaches, Stockland Shellharbour, schools, hospitals, shops and amenities, this home ticks all the boxes!! You simply cannot afford to miss out on this home. Fantastic features include: - Awesome 670.3 sqm parcel of land with 16.764m frontage- Zoned R2 with 0.5 Floor Space Ratio- Dual Occupancy Development Potential (S.T.C.A.)- Three-bedroom single level home. - Large formal lounge room. - Ultra-modern renovated bathroom. - Contemporary kitchen with dining area. - Huge man cave/she shed with kitchenette and ensuite. - Large level yard with side access. - Huge double carport plus lock up storage for all the toys. - Set on 670sqm (approx.) parcel of land. - Rental return \$650 p/w. lease expires 27th March 2024- Council Rates \$535.06 p/q.- Water Rates \$150.99 p/q. plus usageContact Ben Frawley today on 0425 329 700 for a detailed property information memorandum.