

**463 Princes Highway, Bomaderry, NSW 2541**



**House For Sale**

Tuesday, 7 May 2024

463 Princes Highway, Bomaderry, NSW 2541

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1119 m2**

**Type: House**



Sarah Tebbutt  
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## Auction

Ray White Berry, welcomes you to 463 Princes Highway, Bomaderry - where endless possibilities await the savvy investor or homeowner! Property Highlights:

- Generous land area spanning 1119m<sup>2</sup>, offering ample space for development (STCA).
- Easy access via the service road off the main highway, ensuring convenience for residents and visitors alike.

For the astute investor, the opportunities are boundless! Subject to council approval, this property offers the canvas for a multitude of development projects. Whether you're considering subdivision, renovation, or new construction, this is your chance to make a mark in Bomaderry's thriving real estate market. Residents will enjoy easy access to shops, schools, transport, and all the amenities this vibrant community has to offer. Everything you need is within reach. Contact Sarah Tebbutt today to unlock the potential of this remarkable property.

Property Features:

- Construction- Brick and clad and colorbond roof
- Built in the late 70's
- Living/sitting Room, carpeted floors, blinds, access to bedrooms or family room
- Family/ Dining Room, Daikin reverse cycle air conditioning, Lino flooring, two ceiling fans, skylights, access to front and alfresco area
- Meals Room, Lino flooring, access to kitchen area
- Kitchen Area, Lino flooring, 60cm oven and grill, double stainless-steel sink, tiled splash back
- Laundry, sink, access to back yard
- Bedroom 1, Daikin reverse cycle air conditioning, carpeted floors, built in robe, ceiling fan, blinds
- Bedroom 2, carpeted floors, ceiling fan, built in robe, blinds
- Bedroom 3, carpeted floors, ceiling fan, built in robe, blinds
- Main Bathroom, bath, vanity with sink, built in shaving cabinet, shower, wall heater
- Separate toilet, tiled floors
- Alfresco, span line roof, concrete floors
- Carport enclosed with access to family area
- Workshop area, lockable with built in bench and shelving
- Entertaining area, timber construction
- Stonework landscaping
- Side access to all boats, caravans and trailers
- Full fenced yards
- Solar
- Clothesline