

**56 Toowoon Bay Road, Long Jetty, NSW 2261**



**House For Sale**

Friday, 16 February 2024

56 Toowoon Bay Road, Long Jetty, NSW 2261

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



Peter Moran

## AUCTION

The location is so highly desirable, the situation of the house and the land is so versatile, and the potential for maximum capital gain is available. Located in just under five minutes stroll to Toowoon Bay's boutique cafe and shopping precinct, and just a 10-minute walk to the beach, this four-bedroom home with a detached double garage occupies a 695m<sup>2</sup> corner block with R3 medium density zoning, offering widespread appeal. Perfect for either developers, owner occupiers seeking a family-size home on a large block with a huge backyard for multiple garaging options including second driveway access, space for a pool, or investors looking for granny flat potential with easy side access to capitalise on the rent return. The home has been lovingly cared for over the years and features, separate lounge and dining areas, a meals area of the kitchen, four good size bedrooms, and plenty of room to entertain outdoors where you can soak up the sunshine and sea breeze taking advantage of the ideal north-east facing aspect.. This area is currently experiencing high demand, evidenced by the number of new homes and renovations in nearby properties taking place as well as high-spec developments, setting a testament to the increase in popularity and values in the area. So whether you are looking for a home to live in that you can make some significant changes to by maximising the corner block versatility, or a small-time investor seeking a solid asset in the high-growth area with potential for a granny flat option, or a developer chasing a prime location property with potential for high resale, then your inspection is a must. A highly motivated vendor with instructions to sell by auction day.

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