

# 6 Cullen Street, Oak Flats, NSW 2529



## Sold Other

Saturday, 17 February 2024

6 Cullen Street, Oak Flats, NSW 2529

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



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**\$795,000**

Unlock the potential of this charming 3-bedroom home nestled in a coveted location, offering not only comfortable living but also promising development opportunities, or knock down the existing structure to build your dream home. Boasting a quiet street within a sought-after neighbourhood, this property presents a rare chance to create your dream residence or explore lucrative investment prospects.

**Prime Location:** Situated in a highly desirable area on 697sqm, this property enjoys close proximity to schools, parks, Stockland Shellharbour shopping centre, walking distance to the train station, local main street and other essential amenities. With easy access to major transportation routes, the location ensures convenience and connectivity, making it an ideal choice for families and investors alike.

**Comfortable Living:** The existing three-bedroom home offers comfortable living spaces, including a functional kitchen, and a cosy living area. Brimming with potential, the residence provides a solid foundation for renovation or expansion to suit your lifestyle needs.

**Development Potential:** Beyond its current charm, this property boasts significant development potential. With ample land size and favourable zoning regulations, there's scope to explore various development options, such as subdivision, extension, or the construction of an additional dwellings, such as a granny flat. An expired DA for a duplex is available upon request.

**Opportunity Awaits:** Whether you're a savvy investor looking to capitalize on the growing property market or a homeowner seeking to customize your dream home, this property offers endless possibilities. With vision and creativity, you can transform this diamond in the rough into a lucrative investment or your forever home.

**Endless Possibilities:** From a knock down rebuild, renovating the existing structure to exploring subdivision or multi-dwelling development, the possibilities are endless. With the right vision and planning, you can unlock the full potential of this property and reap the rewards for years to come.

**Don't Miss Out:** Opportunities like this are rare to come by. Don't miss your chance to secure this property and embark on a journey of transformation and prosperity. Whether you're an investor, developer, or homeowner, seize this opportunity to make your mark in a thriving real estate market.

**Enquire Today:** Contact us now to arrange a viewing and discover the endless potential that awaits with this remarkable property. Don't delay—take the first step towards realizing your property goals and securing a bright future with this exceptional investment opportunity. Call Monique Field today to book your inspection!