

**6 Lentara Street, Fingal Bay, NSW 2315**



**House For Sale**

Saturday, 2 December 2023

6 Lentara Street, Fingal Bay, NSW 2315

**Bedrooms: 6**

**Bathrooms: 4**

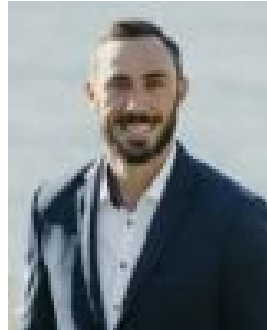
**Parkings: 2**

**Area: 695 m2**

**Type: House**



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## UPCOMING AUCTION

This incredible opportunity is not one to take lightly. Standing proudly in one of Fingal Bay's most sought-after streets is this 1970s double-brick and concrete building split into three separate units. Unmatched on the market for potential rental yield and location, this is an opportunity you won't want to let pass you by. Renovate, keep one for your own holiday visits, rent all three, or turn it into one large dwelling for the family.

**LAND & LOCATION** Fingal Bay is one of the most pristine and unspoiled coastal hamlets on the East Coast. Boasting a world-class beach, iconic sand spit, island, and surrounded by National Park and Ocean. The land is just over 695m<sup>2</sup>, backs onto Tomaree National Park, and is only 350m to the golden sand of Fingal Bay Beach. 5min drive to Nelson Bay CBD, 40min to the Newcastle international airport, 1 hour to Newcastle CBD and 2.5hours to Sydney.

**MAIN UNIT** Entering from the side formal entryway, you'll enter the main unit and its foyer. On the same level, there is a study/office area, large rumpus room, and internal access to the large double garage at the rear. Taking the stairs up, you'll find a bright, airy, and open-plan kitchen, dining, and living area. There are two bedrooms, a main bathroom, a store room, and a walk-in pantry. The main bedroom is towards the front with a walk-in robe and ensuite. The main bedroom and living area both flow out to the large tiled terrace at the front.

**MIDDLE UNIT** Access to the middle unit is gained off the side ramp at ground level to the front balcony. The unit comprises an open-plan living and dining arrangement with an adjacent kitchen and internal laundry. There are two bedrooms, both with built-in robes and separated by the main bathroom in the middle.

**LOWER STUDIO UNIT** On the lower left side of the dwelling is a private entry to the studio space. Enter an open space with an adjacent kitchen and external access to the bathroom behind. This space needs a little more than a spit-shine, but with a little effort, it could be a great little earner. The potential here is huge. A large solid dwelling in a hot suburb with the potential for three income streams in a lovely tree-scape near the beach. The owner's directions are clear, and a sale on auction day is wanted. It has been a great long-term investment, but the time has come to pass the torch. Contact our friendly sales team to receive your information pack, including the contract of sale, rental appraisals, holiday letting assessments, and building reports.