

60 Panorama Avenue, Charmhaven, NSW 2263

House For Sale

Saturday, 18 November 2023



60 Panorama Avenue, Charmhaven, NSW 2263

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 847 m2

Type: House



Max Manning
0410651381



Danielle Foster
0414268130

AUCTION

DA Approved for subdivision with 2 Stylish Dwellings. All relevant council approvals are in place & included.- DA Approved Dual Occupancy including demolition & construction of 2 new dwellings.- Approved Construction Certificate- DA Approved Construction & Engineers Plans - Geo Tech Plans- Arborists report & plans- Landscape plansWelcome to an incredible investment opportunity in a prime location! This stunning corner block, boasting an expansive 847sqm of land, is now available for purchase. Situated directly opposite the picturesque Budgewoi Lake, this development site offers the perfect canvas for your real estate dreams.This means you can hit the ground running saving valuable time and effort.The icing on the cake is the potential for an additional granny flat on one of the generous subdivided blocks. With this fantastic opportunity, you can unlock three potential income streams once the project is completed.The property already features an older style dwelling, offering a possible reliable rental This three-bedroom, one-bathroom home with double car accommodation provides instant cash flow while you work on your development plans.Unbeatable Location: Imagine waking up to breathtaking views of Budgewoi Lake every day. This development site boasts a prime position, offering easy access to recreational activities, serene lakeside walks, and a vibrant local community. Enjoy the best of both worlds with a peaceful lakeside retreat and proximity to essential amenities such as shops, schools, and transport.Endless Potential: Whether you're a seasoned developer or a savvy investor. This development site presents an exciting opportunity to create a highly sought-after property portfolio with 3 potential income streams allowing you to cater to a range of tenants or potential buyers.Don't miss out on this rare opportunity to secure a development site with incredible potential and excellent rental returns.DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, The Wiseberry Heritage Group, does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only