

7 Melton Place, Croudace Bay, NSW 2280

 LJ Hooker Belmont

House For Sale

Monday, 15 April 2024

7 Melton Place, Croudace Bay, NSW 2280

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Steven Georgalas
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Auction - Thursday, 2nd May from 6:00pm

Auction - Thursday, 2nd May from 6:00 pm - Hosted at the LJ Hooker Warners Bay Auction Room Discover the perfect blend of investment potential and cozy living in this charming 2-bedroom, 1-bathroom brick home, ideally situated on a corner block. Whether you're a savvy developer seeking investment opportunities or a homeowner looking for a tranquil retreat, this property offers endless possibilities. Step inside to find a welcoming interior featuring a galley-style kitchen with combined dining and living areas. The main bedroom boasts a built-in robe, while both bedrooms offer access to a private shared courtyard, providing a peaceful outdoor escape. With a secure lock-up garage and off-street parking, convenience is key. The fully fenced yard ensures privacy and security, making it perfect for pets to roam freely. Plus, with easy low maintenance involved, you can spend less time on chores and more time enjoying life. The R2 zoning opens up a world of possibilities for astute investors and developers. Explore options such as subdivision, dual occupancy, or even potential townhouse development (subject to council approval), allowing you to maximize returns and capitalize on the area's growing demand. Strategically located just 1.1km (approx.) from the lakes edge and the popular Valentine Bowling Club, this home offers easy access to a range of pet-friendly parks like Croudace Bay Park and sporting facilities such as Croudace Bay Soccer Fields. Belmont CBD is also within close proximity (approx. 4.6km), providing access to local shopping facilities and popular cafes. Don't miss out on this exceptional opportunity to own a versatile property in a highly sought-after location. Whether you're looking for a smart investment or a cozy retreat, this home ticks all the boxes! Council Rates: Approx. \$2,100 p.a. Water Rates: Approx. \$818.69 p.a. (We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.).