

# 72-74 Morrison Avenue, Wombarra, NSW 2515

## House For Sale

Thursday, 29 February 2024

72-74 Morrison Avenue, Wombarra, NSW 2515

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1618 m2**

**Type: House**



Madison Sequeira

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**\$1,600,000 - \$1,700,000**

Nestled in the heart of Wombarra, a hidden gem awaits the keen eye of developers, builders and renovators. This two-bedroom house, ripe for a transformative touch, presents a unique opportunity for those looking to capitalise on the burgeoning market or craft their dream coastal retreat. Set upon a generous double block totalling 1,618 square metres the property offers a breadth of development possibilities with C4 zoning, (STCA). With the land backing onto the escarpment, privacy and a sense of seclusion are paramount, providing a serene backdrop for any future dwelling. The existing structure, in need of renovation, allows the visionary to reimagine the space, harnessing the potential to either refurbish the home into a contemporary haven or to conceive a new architectural masterpiece. The coastal lifestyle is at your doorstep, with less than 5km separating you from the pristine sands of Wombarra, Coledale, Sharkys, Scarborough, and Austinmer beaches. The convenience of Wombarra train station less than 1km away ensures connectivity to the cityscape, with Sydney merely an hour's drive and Wollongong CBD just a 30-minute journey. This is more than a mere property—it's a blank canvas for the astute developer or a foundation for a bespoke coastal residence. Seize the opportunity to build a legacy, be it a lucrative investment or a personal sanctuary by the sea.