

# 76 Cyrus Street, Hyams Beach, NSW 2540

## House For Sale

Thursday, 16 November 2023

76 Cyrus Street, Hyams Beach, NSW 2540

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 7**

**Area: 601 m2**

**Type: House**



Craig McIntosh

## Contact Agent

Hyams Beach is one of "the" locations on the South Coast of NSW - underpinned by strong property prices and holiday rental income, a steady stream of day visitors who come to see "the whitest sand in the world", and direct access to the pristine and safe swimming waters of Jervis Bay. The cafe business and this building have a monopoly on trade in the village - being the only property in Hyams Beach with permissible commercial use rights. The building houses the Cooked Goose Cafe, the Holidays Collection office, a fully renovated 2 bedroom holiday apartment, and generous storage and cool room areas. Parking comprises 5 spaces in front of the cafe, one covered garage space under the cafe, and shared use of a visitor space - with the two townhouses behind (each of which has separate title). Rental income from the cafe is circa \$128,000 per annum and for the office, circa \$22,000 per annum - a total of \$150,000. In addition, as a permanent rental, the apartment could rent for up to \$500 per week, or \$26,000 per annum. This would give a total gross annual income of say \$175,000. The current owners holiday rent the apartment, and figures can be shared with buyers. Full details of outgoings can also be provided to interested parties. The land size is 601m<sup>2</sup> and has a residential zoning and the land tax value of the land is \$1.34m. The cafe, office and apartment are all on one title and the apartment will be sold on an "as is" basis, inclusive of furniture, appliances and other equipment (as per an Inclusions List). For the first time in over 30 years, this property is being offered for sale - a unique opportunity to buy the most recognisable address in Hyams Beach! Inspection is by appointment only. Please contact Craig McIntosh on 0455 544 228.