

# 79 Murrnar Road, Towradgi, NSW 2518

## Sold House

Thursday, 21 September 2023

79 Murrnar Road, Towradgi, NSW 2518

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 632 m<sup>2</sup>

Type: House



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**\$1,550,000**

Set on a huge corner block a short stroll from the beach and only moments from every convenience, this welcoming family home offers a fabulous lifestyle. Approved plans for a stunning dual occupancy development will ignite the imaginations of developers and investors keen to make the most of this incredible location, while the existing home offers comfortable family living for those looking for a move-straight-in home. LOCATION Families seeking a superb coastal lifestyle will fall head over heels for this idyllic location, with Towradgi Beach a ten-minute walk from home (approx.) and every convenience within easy reach. The kids will love being able to walk or ride to the fabulous waterfront playground at Towradgi Beach Park, while the superb Towradgi Rock Pool invites you for a morning swim just a 14-minute stroll away (approx.). Walk the kids to school at Towradgi Public School in seven minutes (approx.) and rest easy knowing the bigger kids have an easy five-minute bike ride (approx.) to Corrimal High School, crossing over Towradgi Creek on the way. Treat the family to a game of barefoot bowls and a casual meal at the nearby Towradgi Park Bowls and Recreation Club, or take an evening walk to the beautiful Towradgi Beach Hotel for a great night of dining and entertainment. The vibrant shopping and choice of supermarkets offered in neighbouring Corrimal await a three-minute drive away (approx.), Wollongong's CBD is just a just seven-minute drive from home (approx.), and the bright lights of Sydney can be reached in just over an hour on the road. Alternatively, leave the car at home and stroll to Towradgi Station in four minutes (approx.) for easy rail links to both Wollongong and Sydney. PROPERTY Offering a flexible layout and a huge corner block, this classic coastal home offers move-in ready living with scope for further updates and extension (STCA) to really make the most of its incredible lifestyle location. Adding extra appeal are DA-approved plans for a knockdown/rebuild to construct two brand-new freestanding double-story homes promising luxe modern living for discerning families. Each home will offer four bedrooms, spacious living areas, and superb outdoor entertaining to create coastal retreats every bit as impressive as their sought-after address. Keep one for yourself and lease or sell the other to offset your investment, or sell them both to pave the way for your next big project. Multiple living areas make the existing home ideal for growing families. The large formal dining room connects with the well-appointed, skylit kitchen and a spacious sunroom, while a generous lounge room boasts an adjoining entertaining space with kitchenette – the perfect spot for older kids to entertain friends while you relax in the sunroom. Four bedrooms ensure inviting retreats, with the huge master boasting a full-width built-in robe and direct access to the sunroom. Two of the three additional bedrooms are appointed with built-in robes, while the inclusion of two bathrooms ensures family convenience. Outside, the sprawling lawn begs the kids to kick the footy, with an alfresco entertaining space and carport and garage parking adding extra appeal. Lifestyle This home represents a fabulous opportunity to tap into the renowned Towradgi lifestyle, with plans approved for a lucrative development opportunity to sweeten the deal. Stroll to the beach for a morning dip, walk the kids to school, and enjoy all the big-city conveniences of Wollongong only seven minutes from home (approx.). Call today to inspect the site and discuss the plans.