

**9 North Street, Woombah, NSW 2469**



**Sold Acreage**

Friday, 1 September 2023

9 North Street, Woombah, NSW 2469

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**



Nick Potente

**\$610,000**

Auction Location: On-site Woombah is a village that offers far more than meets the eye. Nestled within a bushland setting, you will find tranquility and an intimate connection with nature. Boasting unparalleled access to the Clarence River and positioned with convenient reach to the Pacific Highway, it also grants swift access to stunning beaches just a short drive away. With something for everyone it is little wonder that the popularity of this area is on a steady rise. Presenting a unique opportunity, this property provides an entry-level opportunity, with substantial infrastructure and an expansive land parcel of 1.52 hectares (equivalent to 3.75 acres). This remarkable location opens doors to future development prospects, including the potential for subdivision to create a second property. The residence itself has a certain charm to it, offering two distinct living areas. While it currently awaits renovation and TLC, its underlying potential is undeniable. A diamond in the rough, this home possesses qualities that, with effort, vision and investment can once again shine. Whether you're in search of a family haven, a renovation project, a sound investment, or a chance to embark on a development venture, much like Woombah, this property caters to everyone. The vendor's resolute commitment to selling further underscores the appeal of this opportunity. Contact us at LJ Hooker Iluka today to register your interest. Private inspections are available 7 days a week for qualified buyers giving 24 hours notice.