

**9 Ultimo Street, Caringbah South, NSW 2229**

highland

**House For Sale**

Friday, 3 November 2023

9 Ultimo Street, Caringbah South, NSW 2229

**Bedrooms: 5**

**Bathrooms: 3**

**Area: 683 m2**

**Type: House**



Sarah Street  
0449914984



Shannan Marsh  
0404185358

## **Auction, unless sold prior**

Sitting on an impressive land size of approx. 683sqm with a frontage of 15.24m approx., this direct north-facing residence is a prime development opportunity (STCA), suitable for a duplex occupancy and is an exceptional offering with significant potential and compelling rental return from the existing dwelling during council approval process. The existing five-bedroom home unfolds over a versatile dual-level design, boasting spacious proportions and an expansive backyard with in-ground pool. Conveniently located in a central position close to reputable schools, popular cafés, transport, shops and a short 5-minute drive to Cronulla. High Points- Thoughtfully designed spacious home with multiple family living and dining areas- Pristine open plan kitchen with island bench, stainless steel appliances and gas cooktop- Five bedrooms, three with built-in robes, oversized master with walk-in robe- Expansive north-facing backyard with entertainer's alfresco deck, large in-ground swimming pool and separate dwelling/studio- Modern bathrooms, main with separate bath and shower- Ducted air-conditioning, timber flooring and carpet throughout- Land size - 683sqm approx., frontage - 15.24m approx.- Prime development opportunity (STCA), R2 Zoning: Low Density Residential, FSR - 0.55:1 For all your home loan needs please give the team at Highland Financial Services a call on 02 9523 2699 or visit [www.highlandfinancialservices.com.au](http://www.highlandfinancialservices.com.au)