

# 73 Boundary Street East, Clovelly, NSW, 2031

PPD REAL ESTATE

## Block Of Units For Sale

Saturday, 24 August 2024

73 Boundary Street East, Clovelly, NSW, 2031

Bedrooms: 12

Bathrooms: 6

Parkings: 4

Type: Block Of Units



Alexander Phillips  
0283551117



Thomas Fuller  
0283551111

## Entire Block Of Six For Sale In One Line, A Premium Landbank Asset With A Development Upside

A rare opportunity in a key location, this entire boutique beachside block is offered for sale in one line presenting an exceptional opportunity on a sunny north-facing corner block on the Clovelly peninsula. A unique prospect for the investor/SMSF buyer or developer, the family owned block of six apartments offers a premium low-maintenance portfolio addition with a strong income stream, excellent rental demand and capital growth potential. The two-bedroom apartments retain their vintage charm with high ceilings, polished timber floors and balconies with two apartments featuring access to a shared north-facing garden and two with ocean views. Set on a level 544sqm with dual street frontage and access via Andrew Street, the substantial double-brick block presents a unique landbank asset in one of the east's most sought-after lifestyle addresses. Retain as a solid investment or explore the potential to renovate and add value and capitalise on a prized location at the gateway to Clovelly Beach with potential for future strata subdivision (STCA).

- Entire block of 6 for sale in one line
- Prized beachside neighbourhood
- Premium landbank asset/investment
- Significant future development upside
- 6 x spacious 2 bedroom apartments
- The first time available in decades
- 2 apartments with an ocean vista
- All with a balcony/outdoor access
- Roomy interiors, timber floorboards
- Open plan kitchens, gas cooking
- Sunny north-facing common garden
- Parking for 4 cars, dual street frontage
- Potential to strata in the future STCA
- High rental demand, fantastic potential
- 500m to the beach and ocean pool
- Clovelly Public School catchment area
- Stroll to cafes, beach bars and eateries