

16 Gwen Parade, Raymond Terrace, NSW 2324



House For Sale

Monday, 8 July 2024

16 Gwen Parade, Raymond Terrace, NSW 2324

Bedrooms: 3

Bathrooms: 1

Parkings: 11

Area: 1448 m2

Type: House



Darcy Mercieca

0434636452

Fresh To Market

Nestled in the heart of Raymond Terrace, NSW 2324, '16 Gwen' presents a golden opportunity for developers, builders, and investors with a vision for expansive land use. This charming three-bedroom house occupies a substantial plot of 1,448 square meters, boasting a significant 23-metre frontage and the added benefit of development approval (DA) to subdivide. The approved DA facilitates the creation of an additional allotment at the rear, while the existing home remains securely positioned at the forefront on its own separate title. This strategic arrangement offers the perfect blend of immediate occupancy and future development potential, allowing for the construction of several properties within the spacious backyard. The residence itself exudes the classic warmth of a family home, featuring three well-proportioned bedrooms and a single bathroom, ready to be infused with a personal touch or reimagined entirely to suit contemporary tastes. Aesthetically pleasing and practical, this abode serves as an appealing proposition for those seeking to retain a dwelling while capitalizing on the land's development prospects. An extraordinary feature of 'Gwen' is the immense garage facility, with the capacity to accommodate up to 11 vehicles, ensuring ample parking for future occupants or as a considerable asset for trades and storage during the development phase. For the astute investor or builder, the sheer size and versatility of this landholding, coupled with its development clearance, offers an exceptional chance to realize multiple revenue streams. '16 Gwen Parade' is not just a home, but a canvas for innovation and growth in a locale ripe for revitalization. Disclaimer: All information contained in this listing is provided to Global Property by the third parties, and is intended as a guide only. No warranty is given as to its accuracy and purchasers should rely on their own inquiries.