

278 Buff Point Avenue, Buff Point, NSW, 2262



House For Sale

Friday, 16 August 2024

278 Buff Point Avenue, Buff Point, NSW, 2262

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House

1,014sqm lakeside development opportunity

Introducing this substantial 1,014sqm land holding moments to the water's edge. Featuring a single level residence with dual living configuration and ample garaging. Currently generating a rental return of \$780 per week and holding excellent scope for enhancement or redevelopment, conveniently located only minutes to local amenities, beaches and M1 access.

- Five bedroom dual living residence on 1,014sqm lakeside block
- R2 zoning with potential for multi dwelling development STCA
- Non affected by council flood planning area development controls
- Current combined rental return of \$780 per week with long term tenants
- Side access driveway for vehicles also functions as right of way to rear lot
- Main house area features four bedrooms with multiple living areas
- Self-contained flat with internal access and separate external access
- Secure parking via rear double lockup garage with two adjoining carports
- Front yard with established gardens and additional parking area
- Ample exposure to northerly light; potential lake views from second storey STCA
- Footsteps to lakeside walkway, boat ramp; minutes to beaches and M1 access

KEY DETAILS:

Council Rates \$1,926pa

Water Rates \$1,147pa