

**279 The Wool Rd, St Georges Basin, NSW 2540**

**House For Sale**

Wednesday, 26 June 2024

279 The Wool Rd, St Georges Basin, NSW 2540

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3975 m2**

**Type: House**



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### **TURN 1 BLOCK INTO 3! Enquire for price guide**

Nestled in a tranquil pocket just minutes from the shimmering expanse of St Georges Basin, this exquisite offering is a veritable treasure for discerning investors, budding small-time developers, or families seeking space to bloom. Presenting a freshly renovated abode, this impressive property boasts a grand canvas of 3975 square metres of land, with council approved plans to cut it up into 3 individual lots, providing an array of lucrative opportunities. The lot sizes are 1321sqms, 970sqms and 1684sqms. You can choose to keep the lot as is and take advantage of the nearly 1 acre cleared lot or proceed with the council approved plans and finalise the subdivision. The expansive residence is an epitome of comfort and style, featuring five generously sized bedrooms, all with built-in robes for optimal organisation. The master suite is a sanctuary of luxury, with a walk-in robe, ensuite, and large bay windows framing idyllic views of the surrounding estate. The way the layout is designed caters for a large family but still provides privacy or retreat for parents. Modern living is embodied within the open plan kitchen and dining space, where culinary enthusiasts will revel in the concrete benchtops, premium gas cooking, dishwasher, and sociable breakfast bar. With comfort in mind, the home is equipped with ducted air conditioning and a slow combustion fireplace, ensuring a cosy ambiance year-round. The main bathroom, centrally positioned for convenience, is complemented by a separate toilet, streamlining daily routines. Outdoors, the property excels with a sizable undercover area perfect for entertaining, a lock-up garage with studio space featuring plenty of power points and a split system A/C, and a robust shed, not forgetting another shed primed for garden equipment storage. The land is fully fenced, offering privacy and a safe haven for families or retirees and to continue growing your near orchard of fruit trees that are flourishing on the property. The property is incredibly quiet being a cul-de-sac where all you will hear are the sounds of the native bird life in the surrounds. Strategically positioned a stone's throw from Vincentia's pristine sands and the culinary delights of Huskisson, this residence is not just a home but a potential goldmine, ready for the astute investor to capitalise on its potential. Embrace the chance to own a slice of paradise, where lifestyle and investment prospects intertwine seamlessly. Property Code: 288