

31 Flounder Road, Ettalong Beach, NSW, 2257



House For Sale

Friday, 6 September 2024

31 Flounder Road, Ettalong Beach, NSW, 2257

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



John Ienna
0243427011



Jackson White
0243427011

973.8sqm R1 Zoned Development Site

Location simply cannot get any better than this, set in arguably the most popular position in Ettalong Beach stands this charming two-bedroom cottage boasting a jaw dropping 973.8sqm block with an ideal 15.24 metre frontage (50 feet). Bound to attract all intelligent developers and investors, knowing the exceptional prices villas and townhouses fetch in this exact location and acute scarcity of undeveloped sites of this size.

The site offers the lucrative potential to develop up to four townhouses (Subject to Council Approval) in this vibrant coastal community, where your shoes will be burning more rubber than your tyres being only a short six to ten minutes (500m to 700m) walk to the Cinema, Restaurants, Bars, Cafes, Foreshore Walkway and Ferry Service.

The older style 2-bedroom home (easily convertible to 3-bedrooms) is spacious, fully functional and ready to be occupied/rented while you plan the evolution of this prized property. Rental estimate \$600 per week.

- Block Dimensions: 15.24m x 64.01m.
- Council rates: \$3,189.83
- Water rates: \$1,146.75

If this sounds like the prized catch you have been searching for then get in contact with us to reel this one in. John Ienna: 0421 202 383 - Jackson White: 0432 854 221.