

38-40 Lamont Street, Bermagui, NSW 2546



House For Sale

Sunday, 30 June 2024

38-40 Lamont Street, Bermagui, NSW 2546

Bedrooms: 20

Bathrooms: 20

Parkings: 30

Area: 3300 m2

Type: House



Luke Casaceli

0431905924

\$5.5 Million

Once in a lifetime a property of this caliber comes onto the market, arguably one of the best positions in town with its sun-drenched aspect over the Bermagui Oval and Harbour, Horseshoe Bay and views towards Mt Dromedary. Situated on 3300M2 of prime level and usable Commercial/Residential land with three street frontages, you're development options are nearly unlimited. Approximately 1000M2 of prime land is completely untouched at the moment which is at the rear of the property which encompasses the three street location opposite the other commercial shops in Bunga Street like Mitre 10 Hardware and Honorbread. Just on the vacant 1000M2 of land alone and subject to Council approval you could be looking at being able to build four commercial shops and four x two-bedroom units or subdivide and sell the 1000M2 off subject to council approval (est worth \$2-\$2.5 Million). Just imagine the possibilities of what else could be possible on the remaining 2300M2 or use the full 3300M2 to its full potential. The Buildings were originally set over three blocks of land, it was amalgamated when additions were added to the main residence. Bermagui Motel is set up to perfection with an incredibly large 3/4 Bedroom two level family size home that has had extensive additions over recent years to increase the size of the main residence and capture the most incredible stunning views of postcard perfect Bermagui. This unique and beautiful main home comprises of two huge boardroom sized living areas. One of the living areas was the old Bermagui Dining Restaurant back in the day, hardwood timber floors throughout, great size bedrooms, well appointed big commercial kitchen, huge office space and set up plus a bonus of one of the most original old feature bars in Bermagui. This fabulous large home could satisfy any new occupants/ Managers/Family/scenario etc. 17 Beautifully appointed Motel rooms nearly all with new bathrooms, carpets and beds keep a faithful clientele base coming back year after year. Incredible on site parking and boat parking used on the rear 1000M2. A well run and profitable set up with 70% average occupancy year round. Estimated around thirty outdoor on site parking spots including big boat parking. Contact Luke Casaceli on 0431905924 for further details. Luke Casaceli 21 Years selling property in Bermagui.