

406 Bronte Road, Bronte, NSW, 2024

PPD REAL ESTATE

House For Sale

Monday, 23 September 2024

406 Bronte Road, Bronte, NSW, 2024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Ryan Neil
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Alexander Phillips
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Prime Landbank Asset At The Gateway To Bronte Beach, Huge Land And Versatile Potential

One of Bronte's most prominent freehold properties, this 443sqm approx landholding incorporates a double-fronted family sized home and two commercial spaces on one title and offered for sale in one line. A rare opportunity available for the first time in decades, the Mixed Use property occupies a sprawling corner block in an unbeatable location at the gateway to Bronte Beach. A valuable landbank asset with dual street frontage, the single-storey property offers fantastic investment potential ideal as a home plus income prospect or live/work opportunity in an unbeatable location an easy walk down to the beachfront. All three properties are currently leased with the two commercial shops operating as Foam Laundry Lounge and an interior architect studio with the four-bedroom residence leased until Nov 2024 and offering scope to renovate and add value capitalising on a spacious layout and huge 30m street frontage. A blue-chip investment with high exposure to both pedestrian and road traffic, this super-prime asset comes with a future upside as a prime development site (STCA).

- Prominent high-visibility corner block
- Prime investment/development prospect
- 4 bed home plus 2 commercial spaces
- Zoned R2, 30m frontage to Murray St
- House and shop 2 leased until end 2024
- Shop 1 (Foam) leased until June 2028
- Residential property with double garage
- 4 large bedrooms and an updated kitchen
- Polished timber floors and high ceilings
- North-facing balcony, large living room
- Gated access to a huge secure forecourt
- Double parking with an oversized garage
- Large basement storage area or cellar
- Superb investment with a future upside
- Ideal home + income or live/work prospect
- 800m down to the beach and cafe strip
- No streets to cross, transport at the door
- Walk along the coast to Tamarama
- Bronte Public School catchment area
- 550m to Charing Cross cafes and delis