

# 42 Kenrick Street, The Junction, NSW, 2291

## House For Sale

Tuesday, 20 August 2024

42 Kenrick Street, The Junction, NSW, 2291

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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## Potential packed R3 zoned block in the heart of The Junction

This classic three-bedroom double-fronted home has stood firm as the neighbourhood around it has evolved, but now it's ready to turn the page and start a fresh chapter. Nestled on a 490.4sqm block with a sought-after northeast-facing backyard and R3 Medium Density zoning, the potential here is off the charts.

Just 200m from the lively shopping and dining scene of The Junction and a little over a kilometre from Bar Beach, this location is a dream for those who love a blend of beach days, surf sessions, and vibrant urban living.

You'll love the chance to design and build your perfect home, tailor-made to fit your family's lifestyle. Whether it's a stunning contemporary dual-level residence with all the bells and whistles-a double garage, multiple living areas, plenty of bedrooms for a growing family, and a sun-soaked deck and pool-or perhaps a smart duplex to maximize the value of the block (subject to council approval), the sky's the limit.

This is your opportunity to create the home and lifestyle you've always envisioned, right in the heart of a coveted neighbourhood.

- 🔍 Older style three bedroom home ready to renovate or knock-down rebuild
- 🔍 Approx block dimensions 12.19m X 40.23m, zoned R3 Medium Density
- 🔍 Comfortable to rent out while plans are being approved approx. \$650-\$750pw
- 🔍 Wander to Bar Beach, Darby Street, The Junction shops, cafes and schools
- 🔍 1.6km - harbourside Honeysuckle, 2km - Newcastle Interchange
- 🔍 All building work is subject to approval from Newcastle City Council

\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.