

43 Flounder Road, Ettalong Beach, NSW 2257



House For Sale

Sunday, 23 June 2024

43 Flounder Road, Ettalong Beach, NSW 2257

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 974 m2

Type: House



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Contact Agent

For Sale: Exceptional, potential 4 Townhouse Site (STCA) Location, Location, Location! Nestled in one of Ettalong Beach's most sought-after streets, this massive 974 sq/m block presents a unique and lucrative development opportunity or home occupier with ready made investment. Currently, the property features a charming 3-bedroom home and a council-approved 2-bedroom granny flat, providing immediate rental income or flexible living arrangements. Potential rental of \$1,200 per week approximately.

Property Highlights:

- **Prime Development Potential:** STCA, transform this expansive block into a desirable 4 townhouse site. Capitalise on the high demand for modern, low-maintenance living in this vibrant coastal community.
- **Current Structures:** Enjoy the existing 3-bedroom home and the additional 2-bedroom granny flat, (returning \$500 per week). Both are perfect for immediate occupancy, rental income, or as a base during the planning and development phase. There is ample room in between both properties for parking and storage.
- **Unbeatable Location:** Situated in one of Ettalong Beach's finest streets, this property is just moments away from pristine beaches, bustling local cafes, boutique shops, and essential amenities. Experience the best of coastal living while being close to everything you need.
- **Generous Block Size:** The substantial 974 sq/m block offers ample space for a visionary development. Imagine creating stylish, contemporary townhouses that cater to the modern lifestyle, attracting both investors and homeowners alike.

Why Ettalong Beach? Ettalong Beach is renowned for its relaxed coastal atmosphere, beautiful beaches, and vibrant community spirit. Its close proximity to Sydney and excellent transport links make it a popular choice for both holidaymakers and permanent residents. With ongoing development and infrastructure improvements, Ettalong Beach continues to grow as a prime real estate destination.

Don't Miss Out! This is a rare and exciting chance to secure a large, versatile block in a premium location. Whether you're an investor, developer, or looking to create your dream home, this property offers endless possibilities. Contact me for more information and to arrange a private inspection.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations!