

**89 Macquarie Rd, Fennell Bay, NSW, 2283**



**House For Sale**

Monday, 5 August 2024

89 Macquarie Rd, Fennell Bay, NSW, 2283

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Development Opportunity with Charming 1940s Cottage in Fennell Bay

Experience unparalleled development potential in the heart of Fennell Bay, where location and opportunity converge. Nestled on a generous 927-square-metre parcel, this unique property comes with DA approval for two four bedroom family homes, primed for future growth and success. The existing charming 1940s two-bedroom, one-bathroom cottage offers immediate living solutions, providing flexibility as you plan your project.

Positioned just moments from the shimmering lake, any new construction here will appeal to those seeking an ideal blend of lifestyle and convenience. This prime piece of land is situated in a community-oriented neighbourhood, offering easy access to a vibrant array of shops, cafes, restaurants, and top-tier schools.

The desirability of this location is undeniable, with its strong appeal to investors, First home buyers, Downsizers, Developers or those looking for a weekend getaway home. Ready to unlock its full potential. This property represents a rare chance to make a significant impact in the burgeoning Lake Macquarie market.

- Prime development opportunity in the heart of Fennell Bay.
- Generous 927-square-metre parcel with DA approval for two family homes.
- Existing two-bedroom, one-bathroom house provides immediate living solutions.
- Elegant French doors off the master bedroom that add a touch of timeless beauty
- Lock-up garage complemented by a spacious double carport and a large shed, providing ample storage and parking options
- Community-oriented neighbourhood with easy access to shops, cafes, and restaurants
- 1.2km to Fennell Bay Public School, 1.3km to Fassifern Station, 3.5km to Toronto
- Strong appeal to investors and developers looking to unlock potential
- Reverse cycle air conditioning and floating timber floors throughout
- Golden opportunity in a fast-growing region where peace and prosperity meet