

**Address available on request, Rathmines, NSW 2283**

**CENTURY 21**

## House For Sale

Tuesday, 13 February 2024

Address available on request, Rathmines, NSW 2283

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 778 m2**

**Type: House**



Michael Hart

## **\$850,000 Price Guide**

Calling all serious handymen, carpenters, plumbers, electricians, roofers, tilers & the masonry world of builders. Here is a rare opportunity to structure your residential family home with oodles of room for a workshop or office block along with a 12 x 6 metre 3 bay high roof steel storage centre all in your own back yard (STCA). Why pay a commercial lease & have to travel each day to an industrial centre when you could comfortably operate from home in this sleepy waterside location on the Bayswater Peninsula. This single level brick & tile 3 bedroom home sits off to one side on the 20 metre frontage block leaving sufficient room for a freestanding office or workshop adjacent to the recently completed high roof industrial shed. The package is complete with a double drive through carport attached to the house & a commercial grade concrete drive access to all parts of the 778 m<sup>2</sup> (approx) block which could also be suitable for dual occupancy. The property is adjacent to the 50 hectare historic Rathmines heritage listed Catalina Parkland & is metres away from the Styles Point deep water concrete boat ramp, the best kept secret in town. The waterfront walkway takes you to the many activities in the parkland including the Memorial Catalina Bowling Club & restaurant, a protected 50 Ha parkland with a water frontage stretching 2,600 metres along the western shores of Lake Macquarie with walking trails, boat ramps, deep water overnight mooring wharf, electric B-B-Q facilities, kids play area, tennis club, local theatre, art groups and public transport to the rail along with an easy flat 5 minute walk to the local shopping centre which includes 3 restaurants, medical centre, physiotherapist, pharmacy, IGA, post office, newsagent, pet grooming centre & bottle shop.