



**SOLD**

## A RARE OPPORTUNITY FOR THE FINANCIAL SAVVY BUYER!

Situated in a quiet cul-de-sac street with the local bakery/café, convenient store, and waterfront park less than 100 metres away, is a rare opportunity now on offer for the astute investor or the financial savvy home buyer to build a second dwelling on the cleared section of this block, while either generating income by renting the existing 2-bedroom cabin, or beating the rental rises and living in it while you build.

Currently returning \$400 per week, the cabin, which sits towards the rear boundary on a 556 sqm block, consists of two generous size bedrooms, bathroom, a large open plan living area with kitchen and a car port which, doubles as an undercover entertainment area.

The current owner has had plans drawn up to build the Eden Brae Bermuda Riviera home which consists of three bedrooms, 2 bathrooms, open plan living and a single garage. These plans are available to view upon request. All that's needed now is for the new owner to submit the DA plans to council for approval.

### Features:

Block size – 556 sqm

2 bedrooms

1 bathroom

Open plan living

Kitchen & dining area.

Large car port / entertainment area

Plans available for a new dwelling at front end of site.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**

**\$544**

**OPEN FOR INSPECTION:**

**N/A**



**Anthony Castelli**

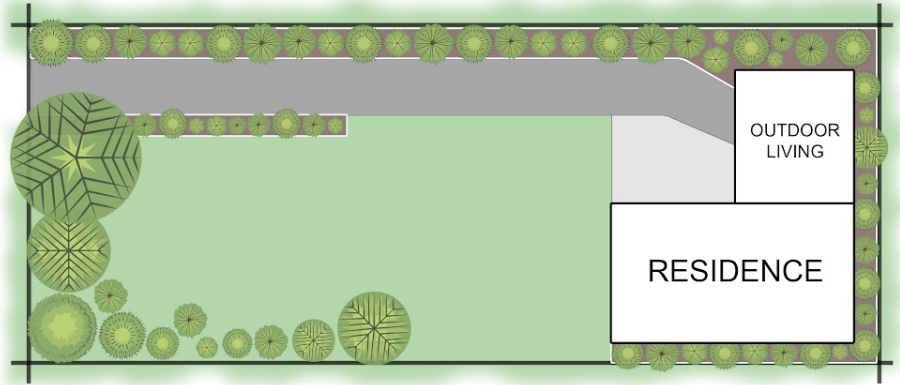
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FLOOR PLAN



SITE PLAN



Project Address: 9 Catalina Rd, San Remo NSW 2262

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.