



FOR SALE

SEASIDE LIVING: DUAL TITLES & PROVEN INCOME

Discover a coastal sanctuary at 77 Anglers Avenue, where modern design meets a world-class lifestyle. Set across two freehold titles totaling over half an acre, this property offers the unique option to secure Lot 1, Lot 2, or both properties together.

Proven Income & Lifestyle: Lot 1 Situated on 1,019sqm, Lot 1 features a well-maintained three-bedroom, two-bathroom home built in 2017. Constructed with durable coastal materials, this popular Airbnb generates over \$40,000 in annual income.

- **Seamless Living:** The open-plan living area and two bedrooms open directly onto a generous deck.
- **Vistas:** Enjoy views of Mount Taranaki and the Tasman Sea, including breathtaking sunsets.
- **Practicality:** Includes a double garage, outdoor shower, and exclusive pedestrian access to the waterfront.

Waterfront Canvas: Lot 2 offers 1,046sqm of prime waterfront land. This title also provides its own exclusive pedestrian access directly to the water—a rare find for those looking to build a dream retreat or secure a premium investment.

An Enthusiast's Paradise:

- **Surfing:** World-class breaks are nearby, with uncrowded waves at your doorstep.
- **Boating & Community:** The Cape Egmont Boat Club is a social hub featuring an excellent boat ramp for easy launching. Enjoy Friday night dinners, "Skipper's Catch" cooking services, and annual fishing competitions.
- **Access:** Roads are tarsealed to the driveway, keeping gear cleaner than many other gravel coastal roads.

The Perfect Balance: Set among established palms and trees, you are 10 minutes from Okato and 30 minutes from New Plymouth.

3 BED | 2 BATH | 2 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A



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