



SOLD

RARE LARGE-SCALE RESIDENTIAL HOLDING WITH TRIPLE-INCOME POTENTIAL

Positioned in one of Woolgoolga's most tightly held pockets, 35 Newmans Road presents a truly rare offering — a substantial, solid double-brick residence set on an expansive 1,396m² parcel with flexibility, scale, and multiple income opportunities. And if size matters... this one's going to impress.

Freshly transformed from front to back, the home has undergone a comprehensive renovation with no detail overlooked. Offering an expansive layout of seven bedrooms plus a dedicated office/study, three well-appointed bathrooms, and two kitchens, the residence provides exceptional flexibility for large families, multi-generational living, or income-producing configurations — all while maintaining a sense of quality and cohesion throughout.

Downstairs, a fully self-contained apartment adds immediate versatility, ideal for extended family, guest accommodation, or a proven Airbnb-style income stream. With the layout and space available, there is also potential to further enhance the property with an additional studio setup, opening the door to up to three separate income streams.

From an investment perspective, the opportunity here is compelling. The main residence is expected to achieve approximately \$750–\$800 per week, while the existing self-contained apartment has the potential to return \$500–\$550 per week. With scope to introduce a further studio (STCA), this property offers a rare chance to maximise yield across multiple income streams on a single title.

Externally, the improvements continue with a near-new garage positioned at the rear, set on a concrete slab and complete with power and an electric roller door — ideal for secure storage, a workshop, or additional lifestyle use. The property also offers ample parking, including three garage spaces and two additional carports, catering to families, investors, or those needing extra room for vehicles, boats, or caravans.

The heart of the home flows seamlessly out to a private rear yard, where a large in-ground pool and entertaining area create the perfect setting for relaxed coastal living. Elevated and privately positioned, the home captures a beautiful outlook over the yard, enhancing the sense of space and privacy.

7 BED | 3 BATH | 5 CAR

PRICE:
\$1,220,000

OPEN FOR INSPECTION:
N/A



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35 Newmans Road, Woolgoolga NSW

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