

Sold



4 Morrow Street, Gerringong



OPPORTUNITY KNOCKS: Redevelop - Renovate - Rent

Positioned in one of Gerringong's most conveniently located streets and capturing commanding ocean views, this charming three bedroom circa-1978 AV Jennings home presents an exciting opportunity for buyers seeking potential in a blue-chip coastal setting.

A near-level short stroll to Fern Street and the vibrant Gerringong village, the property also enjoys close proximity to beautiful Boat Harbour, local cafés, shops and the nearby medical centre.

Developers will immediately recognise the appeal of the wide street frontage, near-level, elevated 1,026sqm block and prized easterly aspect that can never be built out, offering compelling redevelopment or subdivision possibilities (STCA).

For renovators, the home provides excellent foundations with ample scope to expand, reimagine the outdoor living areas or explore the addition of a secondary dwelling or granny flat (STCA) - all while enjoying the convenience of this tightly held location.

Neat, tidy and immediately comfortable, the existing residence, presented in original condition, has been well maintained and cared

3 1 2 1,024m²

Price SOLD for \$3,050,000

Property Type Residential

Property ID 558

Land Area 1,024 m²

Floor Area 168 m²

Agent Details

Daniel Watt - 0420 486 386

Office Details

South Coast Prestige Properties

9-10/69 Shoalhaven Street

Kiama, NSW, 2533 Australia

02 4232 4111

for over its life. The option exists for instant rental income while plans for the property's next chapter are explored. The large, lockable sheet metal shed (on concrete slab) makes for an ideal workshop or storage space for toys, tools, and equipment.

Key features include:

- Original AV Jennings home circa 1978, brick veneer with tiled roof (bearers & joists construction)
- Large 7.2m x 7.0m sheet-metal shed on concrete slab
- Generous 1,024sqm near-level block with 21.5m street frontage
- Highly desirable "gun-barrel" east-facing ocean aspect that cannot be built out
- Approx. 150m to Fern Street village, cafés and shops
- Approx. 150m to local medical centre
- Minutes to Boat Harbour and Werri Beach

A rare chance to secure a large coastal landholding with exceptional potential in one of Gerringong's most convenient locations.

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