

10 Yalla Kool Drive, Ocean Shores, NSW, 2483

 **LIFESTYLE** GROUP

House For Sale

Tuesday, 1 October 2024

10 Yalla Kool Drive, Ocean Shores, NSW, 2483

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Future Proof for Profit

They say the key to real estate is "location, location, location," and this property exemplifies that perfectly, offering exceptional potential for future profits. Positioned less than 100 meters from the Ocean Shores Shopping Village, this gem is nestled among stunning beaches and sits conveniently close to popular destinations such as Byron Bay, Brunswick Heads, New Brighton, and South Golden Beach.

Spanning a generous 1379m², this property boasts substantial potential for future development, subject to council approval. Whether you envision townhouses, duplexes, apartments, or even affordable housing, the possibilities are vast, especially given the current demand for accommodation in the area.

Currently, the property features a comfortable two-story home with three bedrooms and a large downstairs room that can function as an additional bedroom or rumpus room. The house is fully air-conditioned both upstairs and downstairs, with each bedroom equipped with its own unit for cooling in the summer. The lounge area also has air-conditioning and a wood heater to ensure warmth during the winter. Added benefits include a 4.75kW solar panel system and a solar hot water system, making the property economical to run throughout the year.