

# 14 Waterview Road, Cardiff South, NSW, 2285

## House For Sale

Monday, 9 December 2024

14 Waterview Road, Cardiff South, NSW, 2285

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## WHAT WILL YOU DO AT WATERVIEW?

This property presents a rare and exciting opportunity for astute buyers with a vision for the future. Nestled on a generous double block, this 2-bedroom, 1-bathroom single level home with a single garage offers endless possibilities for those seeking a unique project. Located in a quiet side street overlooking a peaceful bushy reserve this fantastic location provides you the perfect spot to read a book, enjoy your favourite drink or simply relax whilst enjoying the serenity of your outlook.

The current home, though in need of renovation, provides a solid foundation for those looking to restore and add their own personal touches. The two bedrooms offer ample space, and the single bathroom serves as a blank canvas awaiting a modern update. The functional layout includes a living area and kitchen that could be transformed into an inviting, open-plan space with contemporary finishes. The single garage offers convenient storage and parking options.

However, the true value of this property lies in its potential. With two separate lot numbers on this expansive double block, you have the flexibility to reimagine the site entirely. Knock down the existing dwelling and build your dream home, designed exactly to your specifications, or take advantage of the dual lot setup to develop two separate residences. Whether you're an investor looking to capitalize on a high-demand area or a homeowner seeking a site for a custom build, this property offers the perfect foundation to bring your vision to life.

Conveniently located in a desirable neighbourhood, the property is close to Cardiff CBD, Train Station, local amenities, schools, shops, and transport, Warners Bay & glorious Lake Macquarie ensuring a lifestyle of convenience for future residents. The large block provides ample space for creative landscaping, outdoor entertainment areas, or even room for a pool.

Land Size Approx. 653m<sup>2</sup> with 20.1m Frontage & 33.7m Depth

Land Rates Approx. \$564.20 Per Quarter

Water Rates Approx. \$220 Per Quarter

Potential Rental Return Approx. \$540 Per Week

Don't miss the chance to secure a property with such immense potential. Whether you choose to renovate, rebuild, or redevelop, this is an opportunity that is as rare as it is exciting. Act now to turn this diamond in the rough into the jewel of your portfolio or the home of your dreams.

For further information contact the local area's first choice for real estate Troy Duncan on 4950 8555

First National Real Estate Lake Macquarie are your local experts for the Lake Macquarie and Newcastle area, we proudly market this home and are always looking for more homes to sell. If you would like honest, expert advice to achieve excellent results, call us on 4950 8555 to discuss your home.

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