

**25 Ocean Street, Woolgoolga, NSW, 2456**



**House For Sale**

Friday, 25 October 2024

25 Ocean Street, Woolgoolga, NSW, 2456

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Brad Vines

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## OCEAN VIEW INVESTMENT

Located in the vibrant seaside town of Woolgoolga, 25 Ocean Street offers a rare and exciting opportunity to not only enjoy a spacious, well-designed home but also capitalize on the potential for future development. Situated on a generous block, this solid brick residence combines immediate comfort with long-term investment appeal, all just a short stroll from the beach.

Positioned between Woolgoolga's main beach, one of the safest swimming beaches on the mid-north coast, and Back Beach, popular for its great surf break, this property offers an ideal coastal lifestyle. Whether you're a morning beach walker or looking for a relaxed, community-driven setting, you'll find the best of Woolgoolga right at your fingertips. Cafés, shops, and schools are all conveniently nearby, making everyday life easy and enjoyable.

The home itself is designed to accommodate a range of living needs. Upstairs, you'll find three bedrooms filled with natural light, perfect for a growing family or hosting guests. Additionally, the lower level includes a flexible space that could easily be transformed into a second living area, a fourth bedroom, or even a master suite with an ensuite. This versatile layout allows you to tailor the home to your lifestyle, providing plenty of room for relaxation or entertainment.

What sets this property apart is its development potential. With a 672m<sup>2</sup> R3 zoned block, there is the possibility to develop up to three townhouses, subject to council approval, offering a lucrative opportunity for developers or investors. In the meantime, the existing home could serve as a rental property or personal residence, allowing for immediate returns while planning for long-term capital growth.

Whether you're looking to move in and enjoy the spacious surroundings or explore development options, the combination of liveability and future potential makes this a standout investment in one of Woolgoolga's most desirable streets.

Land size: 671sqm approx.

NBN: Yes

Council Rates: \$5616 annually

Year Built: 1987 Approx.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.