

**260 Del Monte Place, Copacabana, NSW 2251**

**House For Sale**

Wednesday, 8 January 2025

THE AGENCY

260 Del Monte Place, Copacabana, NSW 2251

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 538 m2**

**Type: House**



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## **Auction - Price Guide - \$1,600,000**

Nestled just steps from Copacabana Beach, this original family home offers the perfect opportunity for a relaxed, year-round coastal lifestyle. Whether you're searching for the ideal weekend getaway, a high-return holiday investment, or a spacious family home, this solid double-brick property is located on a sun-drenched, level block directly across from a short path to the beach. Built to last, this home provides ample space and potential, making it move-in ready or an easy renovation project. - Much loved and first time offered for sale in nearly 40 years- 2-minute walk to the beach/lagoon via pathway directly opposite- Rear North facing aspect, allows for plenty of natural light- Beautiful large backyard with rear patio, room for a pool (STCA)- Entertain in the enclosed front courtyard with built-in BBQ area- Open plan living area with fireplace, dining and kitchen- Recently updated with brand new carpet and freshly painted- 3 bedrooms upstairs with scope to create further accommodation- Ample storage space with plenty of built-in cupboards- Upstairs lounge/dining area flows out onto timber deck capturing the sea breeze- Large 2-3 car garage and workshop area; ample off-street parking- A convenient 4-minute walk to Copacabana shops and café- An outstanding investment opportunity in one of NSW's most trending suburbs Land size: 538sqm (approx) Frontage: 17.67sqm