

**31 Ambrose Street, Carey Bay, NSW, 2283**



**House For Sale**

Saturday, 23 November 2024

31 Ambrose Street, Carey Bay, NSW, 2283

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Perfect for First Home Buyers, Tradesmen or Investors

From its elevated position this weatherboard home presents an exciting opportunity for first home buyers or those looking to invest in a property with immense potential. Set on a generous 928m<sup>2</sup> block, this house is perfect for renovators and offers dual occupancy potential STCA making it an attractive option for future development or expansion. The spacious open-plan living area boasts elevated south-easterly views and glimpses of the lake, creating a serene atmosphere that enhances everyday living.

The living space seamlessly opens onto a rear deck that overlooks the expansive backyard ideal for entertaining guests or plenty of room for the kids to play.

With two comfortable bedrooms and one bathroom, this home provides ample space for small families or young couples starting their journey together. Additionally, the property includes a large carport and plenty off-street parking spaces ideal for additional cars, boats and vans.

Other features include a split system A/C, new hot water system, tiled flooring throughout, and front verandah to enjoy those cool summer breezes

Located in the peaceful suburb of Carey Bay, this residence combines suburban tranquility with proximity to essential amenities and recreational activities. Whether you are looking to make it your first home or seeking an investment opportunity in a growing area,

31 Ambrose Street offers versatility and potential, secure your future today.

### Property Features:

- Large 928m<sup>2</sup> block
- Lake glimpses
- South East positioning
- Split system A/C
- Dual Occupancy potential ( STCA )
- Rear deck
- Just minutes to Toronto's CBD, restaurants and cafes, Toronto Foreshore Park, Carey Bay Shopping Centre and Coal Point Public School and transport.

**DISCLAIMER:** Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the owner or agent. Information is gathered from sources we believe to be reliable; we cannot guarantee its accuracy and interested persons should rely on their own enquiries.