

**32 George Street, Yowie Bay, NSW, 2228**

Raine&Horne.

**House For Sale**

Friday, 13 December 2024

32 George Street, Yowie Bay, NSW, 2228

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**

## WATERFRONT HOME WITH SUBDIVISION POTENTIAL

### 2 HOMES TO BE SOLD TOGETHER

Offered for the first time in over 40 years this unique property will appeal to the investor or the large family that needs space and privacy.

Most of the sub-division work has been completed and has the potential to sell off the houses individually or keep it the way it is as a rental investment.

The main house is light filled with views over Yowie bay and is generous in proportion .

A side driveway gives access to the backyard and can also be a place to park your boat or caravan.

The front house is currently rented out and is modern with high ceilings where the open plan living space easily connect to the level front yard.

#### BUILDING 1, 298m2

- Street front 8 year old full brick home
- 2 generous bedrooms both with built-ins
- 1 bathroom with separate shower and bath
- Open plan lounge/dining with air conditioning
- Spacious kitchen with gas cooking and a dishwasher
- High ceilings with light filled interiors
- Large single garage with separate laundry and loads of storage
- Level child friendly front yard bathed in sunlight.

#### BUILDING 2, 1102m2

- Main bedroom with ensuite and walk-in robe
- 3 bedrooms all with built-ins
- Modern kitchen with gas cooking
- Main bathroom fully tiled with spa
- Spacious entry that leads onto an undercover alfresco
- Family room
- Combined dining and living room that leads out onto a large covered deck that overlooks Yowie Bay
- Inground salt water and solar heated pool
- Games room/ Rumpus room with wet bar and bathroom downstairs
- Generous undercover alfresco leading onto to a paved back yard that has side vehicular access
- Solar panels on the roof
- Ducted A/C
- Steps that lead to a level lawn area at the waters edge

Set in a convenient location that is minutes to Westfield Miranda , local schools and city transport.

Call now for more information.