

413 Princes Highway, Bomaderry, NSW, 2541



House For Sale

Wednesday, 15 January 2025

413 Princes Highway, Bomaderry, NSW, 2541

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Ben Roberts
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development/subdivision potential

Ben Roberts from Integrity Real Estate is delighted to present 413 Princes Highway. The property offers a unique blend of lifestyle or investment potential with the charming two-bedroom home is positioned on a large 1870sqm+ block in central Bomaderry and has potential to extend if desired.

Features include -

- extremely well presented 2 bedroom home with a garage
- open plan lounge & dining area + additional family room
- 2 great sized bedrooms with oversized built in wardrobes
- large all in one bathroom plus a huge laundry with extra toilet
- fruit trees, bbq area, fire place, solid timber flooring and 2 x rc/ac
- previous approved DA to subdivide the block has expired
- potential to subdivide 1 or 2 blocks off, subject to council approval
- great central Bomaderry location, situated close to all services
- zoned R2, backing onto Bomaderry Creek reserve & walking tracks

With the current housing shortage along with the extreme demand for rental properties in the area (1% vacancy rate) this could be your chance to secure a great site, in close proximity to local shopping centres, schools, transport, bowling clubs and the new Bomaderry sporting complex. All while having an existing residence to live in or rent out until you are ready to develop. Properties of this size and in this location are highly sought after so don't delay, 413 Princes Highway has been in the family since 1965 and now the time has come to sell and they would like to listen to the market's feedback on price. Inspections are a must to appreciate.