

**45 Barrack Avenue, Barrack Point, NSW 2528**



**House For Sale**

Thursday, 16 January 2025

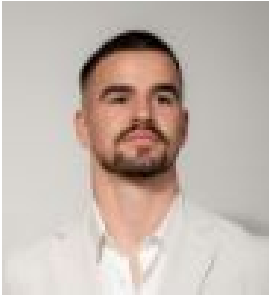
45 Barrack Avenue, Barrack Point, NSW 2528

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 718 m2**

**Type: House**



Cooper Askew

0484094814

## AUCTION

Endless Potential on a Large 718m<sup>2</sup> Block 45 Barrack Avenue, Barrack Point, NSW 2528A rare opportunity awaits, nestled in a highly sought-after coastal location, this home offers the perfect canvas for renovation or development on a huge, flat block. With plenty of space, character, and potential, this property is ideal for those looking to create something truly special.

**Key Features:**

- Massive Land Size:** Set on an expansive 718sqm, level block, there's ample room for your dream renovation, extension, or even a new build (STCA). The large yard provides endless possibilities for families, gardeners, or those seeking a spacious outdoor lifestyle.
- Versatile Living Spaces:** The home features large living and dining areas, open kitchen, providing plenty of space to reimagine or expand. There are three good-sized bedrooms and original timber floors.
- Large Backyard:** The massive backyard is ideal for families and pet owners, with plenty of space for children to play, room for a pool, or even a large shed. It offers a peaceful, private setting for outdoor activities and potential future developments.
- Prime Location:** Only moments from the beach, Barrack Point offers a relaxed coastal lifestyle with great amenities, including local cafes, shops, and parks. You're also just a short drive to Shellharbour Village, schools, and public transport, with easy access to major roads.
- Development Potential (STCA):** With its large block and desirable location, the property presents exciting potential for future growth. Explore your options to renovate, subdivide, or rebuild (subject to council approval).
- Location Highlights:** Walk to Shellharbour Beach or Little Lake. Close proximity to Shellharbour Village, schools, and transport links. Easy access to major roads and Shellharbour City Centre.

Don't miss out on this unique opportunity - contact us today for more details or to arrange an inspection!