



130 Rothery Street Bellambi, NSW



## Versatile Home in a Booming Location

Located in the highly sought-after suburb of Bellambi, you will find this 2 bedroom, 2 bathroom cottage simply brimming with potential. Neatly presented this versatile home includes a massive shed featuring bathroom facilities and separate metering making it the perfect space to operate a business from home, or a fantastic addition to the property portfolio. Positioned just a stone's throw from postcard perfect Bellambi Beach, this unique property will meet the needs of many potential buyers - the opportunities are endless and an inspection is a must!

### Property Features:

- 2 large bedrooms serviced with a modern, family size bathroom.
- 9m x 6m shed with bathroom facilities and separate metering ? run a business from home or investors can lease the property and utilise the shed for their own business/personal storage needs.
- Striking hardwood floors throughout.
- Soaring high ceilings create a light and airy feel throughout the home.
- Generous sized kitchen, with ample cupboard space and quality appliances.
- Plenty of versatile internal living space including an open plan lounge room, separate dining room and a rear s

**Price:** \$712,500  
**Council Rates:** \$1,892.00/year (approx)  
**Water Rates:** \$260.00 p/q

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