



163 Rothery Street Bellambi, NSW



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## Prime renovation or development opportunity in a coveted location!

With the beach, schools, cafes, and transport all within easy walking distance, this superbly positioned property offers a fabulous coastal lifestyle and is sure to ignite the imaginations of renovators, home builders, and developers alike. Set on 650 sqm (approx.), the existing home is ready for renovation, or plan a knockdown/rebuild to create your dream family home (STCA) or a lucrative multi-dwelling development (STCA).

**Price:** \$926,000

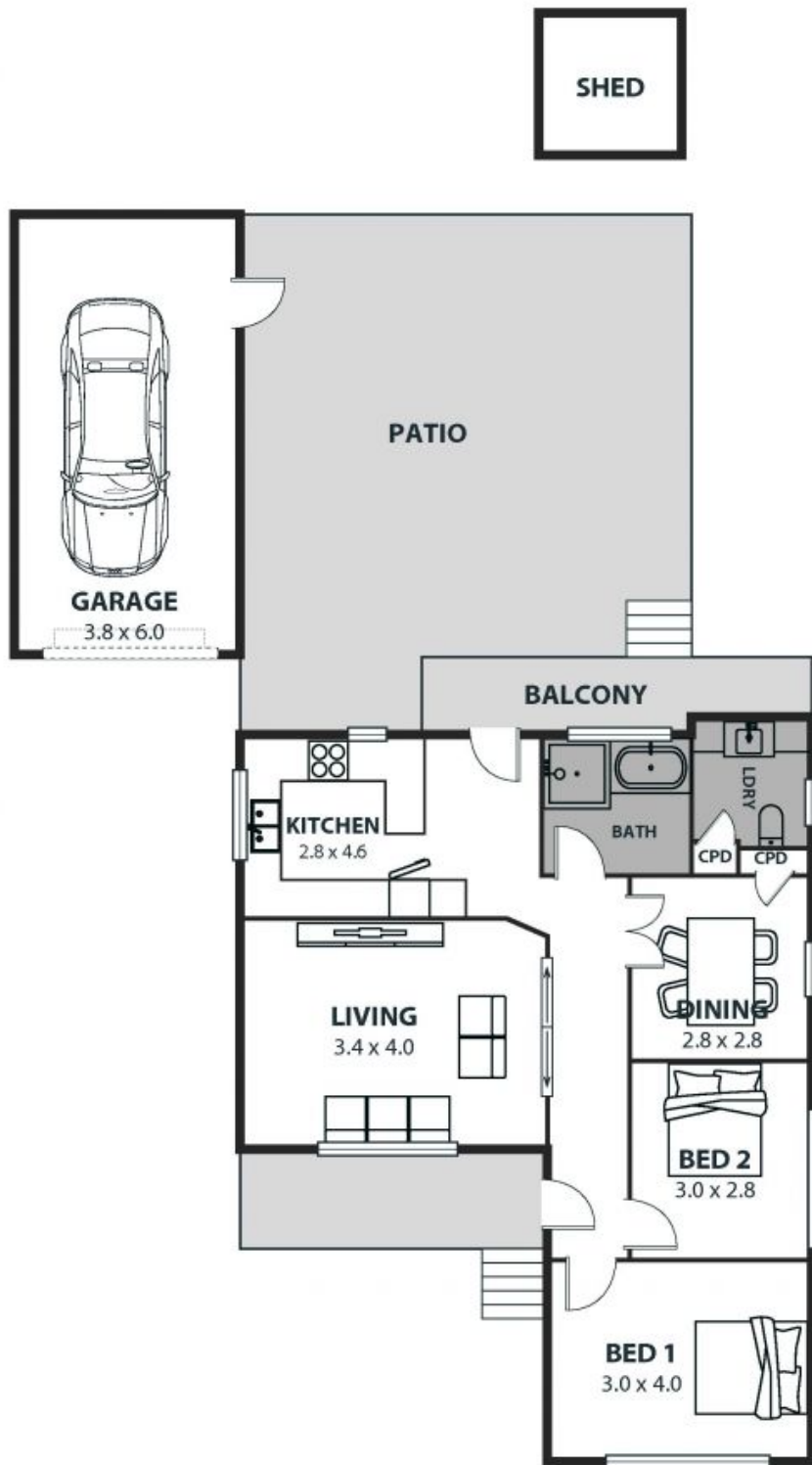
**Council Rates:** \$481.92 p/q

### Location

Ideally located for coastal living, this enviable address places every convenience within easy reach and the beach a short walk from home.

Walk to the much-loved GF Eats in just four minutes (approx.) for a great morning coffee, and enjoy the huge advantage of walking distance proximity to Bellambi Beach, just a 15-minute stroll from home (approx.). Boaters will love the easy access to the Bellambi Boat Ramp, just four minutes away (approx.), while keen swimmers will enjoy a 16-minute walk (app

**Adam McMahon**



**163 Rother Street, Bellambi**

Internal Space 107m<sup>2</sup>



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