



29 Orara St, Urunga, NSW 2455

\$1,300,000

House 3  3 



## Sought-After Town Centre Position with Immediate Income Pote

Positioned in the very heart of Urunga's town centre, just moments from the Boardwalk, beaches, cafés and clubs, this R1 General Residential zoned property presents a rare and versatile opportunity offering immediate income potential of \$1200+ per week.

**Open for Inspection**

By Appointment.

Whether you're seeking a proven investment, a flexible home for extended family living, or a site with future development appeal, this property delivers on position, functionality and return.

The front residence welcomes you into a generous lounge room, complete with air conditioning for year-round comfort. Three well-proportioned bedrooms are serviced by a tiled main bathroom and the convenience of two separate toilets. The functional kitchen offers ample bench and storage space and is complete with electric cooking and dishwasher, ideal for everyday living while still remaining connected to the rear yard.

Set privately to the rear of the property, the standout guest accommodation truly sets this property apart. Designed with scale and adaptability in mind, this impressive structure features industrial polished concrete flooring, high ceilings, four spacious rooms and expansive sliding windows that invite natural light and a seamless indoor-outdoor connection. Two fully renovated bathrooms and a sleek, central kitchenette complete the space, making it ideal as a self-contained studio, or premium guest accommodation, all while generating its own income stream.

The property provides immediate holding income while retaining enormous scope for future use. Set on approximately 758m<sup>2</sup> with rear lane and side access, the flexibility here is exceptional.

This is a property that appeals equally to investors, lifestyle buyers and those seeking a strategic foothold in one of Urunga's most tightly held and walkable locations.

Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.

### Listed By

Nicole Cardow

Phone: (02) 6654 1148

Mobile: 0414 584 592

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Phone: (02) 6654 1148

Mobile: 0414 584 592



Listing Number: 3522323