

30 Bass St, Barrack Heights, NSW 2528

Price Guide \$1,500,000

House 3  2  1 



Attention All Investors!!! Quality Beachside Property With D

Land 2 Sand is proud to present a rare and extremely exciting opportunity, to secure a versatile investment in a rapidly growing coastal location, all within a short 6-minute stroll from Barrack Points white sandy beaches, and Shellharbour's pristine coastline.

This level 556m2 site is currently improved with a modern, solid brick and tile residence comprising of three bedrooms and two bathrooms, lovely open plan living and extremely well appointed throughout. The home is currently occupied with quality tenants looking to stay on if possible, returning \$780.00 per week.

Adding significant future value is a DA approved childcare centre for a purpose built 24 placed-children centre.

This unique opportunity in such a location is truly ideal for current childcare operators looking to expand their portfolio, or the savvy investor simply seeking high level growth in this essential service sector.

Property highlights include:

- Existing, quality brick 3-bedroom family home, 2-bathroom, large wide side access with multiple vehicle housing options. Neat as a pin throughout.
- DA-APPROVED to make alterations and additions to the existing dwelling and change of use to a centre based childcare facility for 24 children, associated car parking and landscaping.
- DA Valid till October 2029.
- Potential childcare rental return has expectations to generate excess of \$2000 per week.
- Potential rental income prior to childcare development of \$780 per week.
- Opportunity to capitalise on continued demand for childcare services, with no centres within close proximity.
- Minutes from popular beaches, Shellharbour Village and the world class Shellharbour Marina bar, restaurant and boating precinct.

It's no doubt business and investment advancement opportunities like this are traditionally tightly held, and we all know that some doors simply don't open twice... So we encourage you to contact lead agent Daniel McConnell for plans of the centre with further details, and secure your financial freedom today.

Listed By

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Open for Inspection

By Appointment.