

49 Cove Boulevard Bvd, North Arm Cove, NSW 2324**Sold - \$430,000**House  

DUAL LIVING WITH RENOVATION POTENTIAL - MUST BE SOLD!!

Set in the quiet village of North Arm Cove, this large, flexible home offers an exceptional opportunity for renovators, investors, or anyone looking to create their ideal coastal retreat with pristine water views from both levels.

Open for Inspection

By Appointment.

Due to recent pest and building reports, the property is now offered to auction at an already adjusted price guide. With a treatment plan already in place, this is a chance to secure a spacious home at which you can put your own touches to as you renovate.

Each level is a self-contained unit featuring:

- Two Bedrooms with built in robes to mains, bottom floor with built in robe to second bedroom
- Combined bathroom/laundry in both
- Open plan living downstairs
- Large living room with separate kitchen upstairs
- East facing porch/balcony

The opportunities on this property are endless and with some alterations you could make this into one large family home STCA.

Though a termite treatment plan is currently in place, the full extent of the damage is yet to be determined. Buyers are encouraged to conduct their own due diligence and inspections. A copy of the pest and building report will be provided to any interested parties.

The property is For Sale by Auction, however the vendor's instructions are that they will consider all reasonable offers under auction conditions prior to the auction date. Don't delay on inspecting this property as it is sure to not last long.

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