

1 and 2/16 Church St, Nelson Bay, NSW 2315

Sold - \$1,800,000

Duplex 6 2 4



### DA Approved Site - 12 Units (3 & 2 beds, 2 bath & secure par

The property 16 Church Street Nelson Bay is 1024 sqm, presents with two (2) existing strata titled duplex's, currently tenanted with long term leases producing consistent rental income over the years.

A. Duplex Unit 1 has three (3) bedrooms, one (1) bathroom, one (1) garage plus additional two (2) car garage on title.

B. Duplex Unit 2 has three (3) bedrooms, one (1) bathroom and one (1) garage.

Included in the sale are the DA approved plans, specifications and drawings for a three (3) storey plus basement car parking, modern architect design with contemporary features consisting of:

- \* Six (6) three (3) bedrooms plus two (2) bathrooms (one ensuite) units.
- \* Six (6) two (2) bedrooms plus two (2) bathrooms (one ensuite) units.
- \* Open plan kitchen, living and dining.
- \* Internal lift and laundry.
- \* Secure parking - twenty-two (22) underground carspaces + four (4) visitor spaces plus bathroom.
- \* Separate storage allocated for each unit.
- \* Rooftop alfresco entertaining & BBQ area.

Additional features include:

- \* Tenanted duplex's generating rental income today.
- \* DA approved plans for apartment of twelve (12) units.
- \* Walking distance to Nelson Bay CBD.
- \* 28 minute drive to Newcastle Airport.
- \* 54 minute drive to Newcastle CBD.
- \* 3 hour drive to Sydney.

The work has been done – DA approved modern 12- unit apartment complex, situated on 1024 sqm block, instant cashflow from income producing tenanted duplexes, build now or landbank. Situated on the gorgeous outskirts of Nelson Bay CBD, public transport at your doorstep, clubs, sporting facilities just minutes away this is a unique development opportunity call Michael Kirby now on 0423 792 829 to inspect today!

Open for Inspection

By Appointment.

### Listed By

The Office

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