

**53 Mitchell St, South West Rocks, NSW 2431**

**Sold - 15/09/2023**

House 4 2 2



## Exciting Investment Opportunity Fixer-upper With Dual Units

Four Bedrooms, two Bathrooms. Two Story Building with two units on 974sqm Block.

Looking for an investment project with incredible potential? Don't miss this rare opportunity to own a fixer-upper property in the heart of South West Rocks. This two-story building houses two units with two bedrooms and one bathroom each, sitting on a spacious 974sqm block.

In complete original condition, this property presents an ideal canvas for those with a keen eye for renovations and a desire to turn it into something special. With some tender loving care, this hidden gem can be transformed into a highly desirable investment.

Bring your vision to life and reimagine this property to its full potential. From modern updates to maintaining its retro charm, the possibilities are endless. Embrace the challenge and unleash your creativity to create something truly remarkable.

Despite its current condition, this property offers immense investment potential. With two separate units, you have the flexibility to generate rental income from both or reside in one while renting out the other. Watch your investment grow as you renovate and revitalize this gem.

Situated in a peaceful and sought-after neighbourhood, this property is conveniently located less than 1km to South West Rocks' beautiful beaches, local shops, cafes, and amenities. Enjoy the relaxed coastal lifestyle and the many activities this charming town has to offer.

The generous 974sqm block provides ample room for outdoor activities, potential extensions, or additional improvements (subject to council approval). Create your dream garden retreat or add extra living space to increase the property's value.

Properties like this don't come around often. Seize the opportunity to capitalize on the growing demand for affordable housing in South West Rocks. With a little effort and a well-thought-out plan, you can unlock the hidden value of this investment.

If you're ready to take on a rewarding real estate venture, this property is the perfect fit. Don't wait too long; this fixer-upper won't stay on the market for much longer!

Contact Vanessa Gal today to schedule a private viewing and explore the endless possibilities that await you at 53 Mitchell Street, South West Rocks.

### Listed By

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