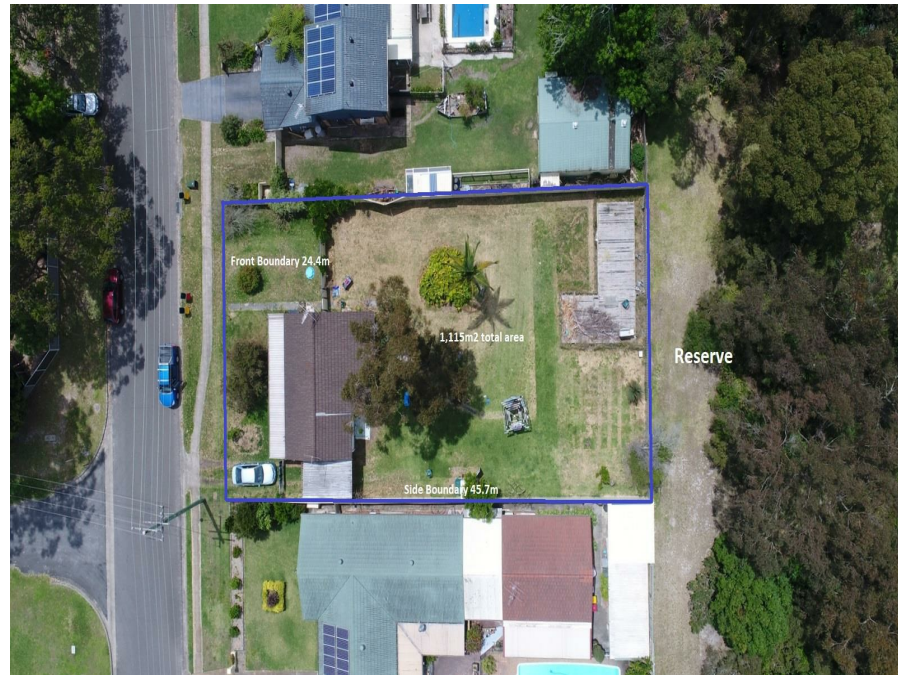


**58 Clemenceau Cres, Tanilba Bay, NSW 2319**

**Sold - \$665,000**

House 2 1 1



## Opportunity Knocks, Huge Block!

Older style cottage situated on 1,115m<sup>2</sup> of level land backing onto a reserve in central Tanilba Bay. The home is situated to the front right of the block providing 9 meters+ of drive passed access to a huge level open space just begging to be developed (STCA).

The cottage consists of two bedrooms plus a study or store, neat older kitchen, air-conditioned dining/family space, lounge room, good sized master with fan, 2nd bedroom with fan, spacious laundry, smaller 1-way bathroom and a semi screened front verandah. Undercover parking is provided via a carport on the righthand side of the building. The cottage is currently tenanted at \$280/week.

Knock it down and build your dream home, knock it down and redevelop (STCA) or simply chop the back off and sell or rent the original home and build yourself a new one in the back (STCA).

### Open for Inspection

By Appointment.

### Property Features

- Reserve at Rear

Whilst Portside Real Estate takes great care in obtaining information from sources we believe to be reliable - in the preparation of this advertisement and information contained herein. Portside Real Estate cannot however warrant, represent or guarantee the accuracy, or completeness of the information and therefore, cannot accept liability resulting from reliance on this information. Portside Real Estate strongly recommends potential purchasers make their own independent inquiries and investigations before purchasing.

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