STONE

14 Dalby Street East Corrimal, NSW

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Sunny home with incredible development potential (STCA)

Basking in a bright rear north aspect, this neatly presented single level residence offers an exciting opportunity for development and capitalisation (STCA). Its level 641sqm (approx.) block is sure to entice first homebuyers, renovators and investors who are looking to customise on a quiet cul-de-sac. It's approx. 700m from Corrimal Station, 1.5km to Corrimal Park Mall, dining and approx. 1.7km from the beach.

- Provides scope to update further, renovate or redevelop into a duplex (STCA)
- Scope for additional FSR under Transport Oriented Development Program (TOD)
- Existing dwelling showcases dedicated living area with original oil heater
- Elevated outdoor deck spills onto expansive yard bathing in northerly sunshine
- Light filled timber kitchen with electric cooktop adjoins the dining area
- Three well-proportioned bedrooms include one flexible as a bright sunroom
- Family bathroom, mudroom, air conditioning, high ceilings, gas heating points
- Garden storage shed, long side driveway to carport and single garage at rear

The below rates are provided as a guide:

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Inspect:	Saturday, 9th November 2024 2:00 - 2:30
Auction:	23/11/2024 03:30 pm

Price:	Auction

Neil Webster
0439 028 748

Yenson Mui
0421 882 541

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East Corrimal

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Site Plan

GARAGE | CARPORT
DECK
RESIDENCE
SHED

GARAGE
4.1 x 6.4 M

CARPORT
3.2 x 5.0 M

(NOT IN POSITION)

SHED
1.6 x 3.0 M

(NOT IN POSITION)

DECK
5.9 x 2.4 M

LAUNDRY
2.4 x 2.1 M

HW

MUDROOM
1.8 x 2.1 M

KITCHEN
2.6 x 3.6 M

P

REF.

DINING
3.2 x 3.6 M

HEATER

LIVING
4.0 x 3.6 M

ENTRY

BEDROOM 3/
SUNROOM
4.8 x 2.7 M

BEDROOM 2
3.4 x 3.6 M

BATH
2.2 x 1.8 M

LINEN

BEDROOM 1
4.0 x 3.6 M

AC

N

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on.
Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only.
This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.