



## 31 Bega Street, TATHRA, NSW 2550

**Fantastic Zoning and Income, Plus Location.**

I am excited to present a unique property opportunity in Tathra that encompasses virtually every key feature a discerning buyer seeks.

This exceptional property offers significant potential for further development, thanks to its advantageous zoning. It currently generates a substantial weekly income of \$930, providing a robust return that will greatly assist with mortgage payments. The income is derived from two separate dwellings, both currently rented to excellent tenants who are keen to continue their leases. Should a buyer prefer vacant possession, this can be arranged as the tenants will soon be on continuing leases, allowing for flexibility.

Location is paramount, and this property excels in this regard, boasting a prime position on the main road into Tathra, offering excellent accessibility and visibility. The generous block size of 1017 square meters provides ample space, and a notable feature is the improving ocean views as you move further down the block.

This property truly offers a rare combination of development potential, immediate income, and an enviable location with scenic views.

**TYPE:** For Sale

**INTERNET ID:** 60P0437

**SALE DETAILS**

**\$1,400,000**

**CONTACT DETAILS**

,

**Greg Coman**  
0412 849 058

- Land Area 1,017.00 square metre
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 2









31a Bega Street  
TATHRA

**TOTAL: 68 m<sup>2</sup>**  
**FLOOR 1: 68 m<sup>2</sup>**  
**EXCLUDED AREAS: COURTYARD: 22 m<sup>2</sup>, RAMP: 4 m<sup>2</sup>, WALLS: 7 m<sup>2</sup>**  
Measurements Are Approximate And Should Be Used As a Guide Only.







31b Bega Street  
TATHRA

**TOTAL: 81 m2**  
FLOOR 1: 81 m2  
EXCLUDED AREAS: GARAGE: 18 m2, COVERED DECK: 56 m2, WALLS: 9 m2  
Measurements Are Approximate And Should Be Used As a Guide Only.

