

## 60 Wells Street, EAST GOSFORD, NSW 2250

### Prime DA Approved Three Townhouses Opportunity or Ideal First Home with Water Views

Offering an outstanding opportunity for owner-occupiers, investors, or developers, this 702sqm parcel of R1 General Residential zoned land is positioned in a highly sought-after location and offers exceptional future potential.

Currently featuring a charming two-bedroom cottage filled with character, the home showcases high ceilings and a welcoming layout, complemented by a generous backyard ideal for outdoor living. Enjoy picturesque water views while considering the many possibilities this property presents.

#### Development Potential

Zoned R1 General Residential, the property offers scope for future development, with an approved DA for three townhouses, making it an attractive proposition for developers looking to maximise value.

#### Key Features

- 702sqm of R1 General Residential zoned land
- Approved DA for three townhouses
- Charming two-bedroom cottage with high ceilings

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 69P2033

#### SALE DETAILS

**\$1,499,999.00**

#### CONTACT DETAILS

**Elders Real Estate  
Hornsby**

502 / 88-90 George Street  
Hornsby, NSW  
02 9987 0198

**Kelvin( Chen) Gao**  
0403 303 419

- Character-filled interiors
- Large backyard ideal for outdoor living
- Captivating water views

This is a rare opportunity to secure a versatile property combining immediate liveability with strong development upside in a prime location.

Convenient and fast transactions, we recommend contacting a Mortgage Broker Nancy Dai 0432 408 911 or [Nancy@oceanfortunes.com](mailto:Nancy@oceanfortunes.com) . (24/7 reply)

Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested parties should rely on their enquiries to determine the accuracy of this information. To view our Privacy Policy, please visit our Elders Real Estate website.

Other features: Close to Schools, Close to Shops, Close to Transport

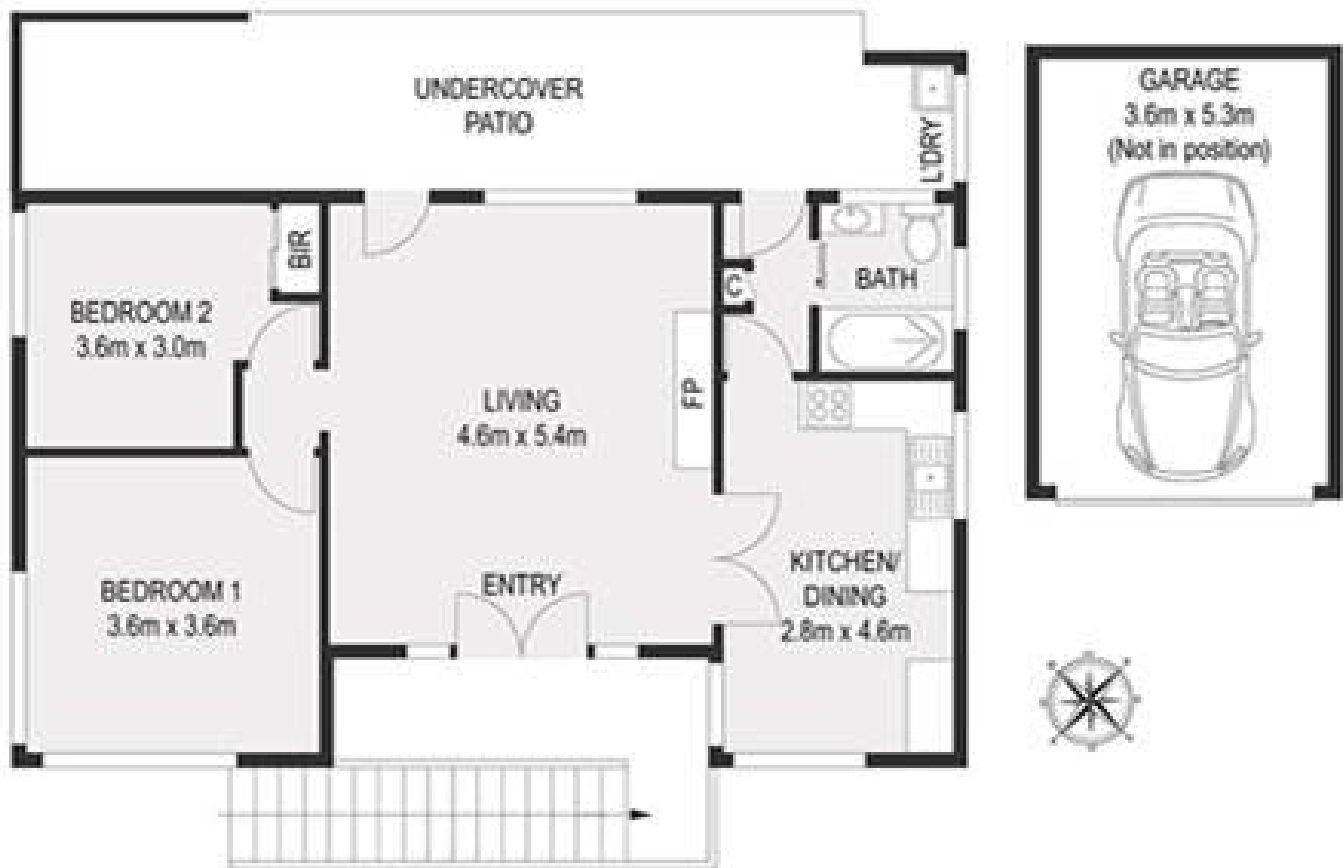
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Floorboards







60 Wells St, East Gosford



**Disclaimer:** Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.