



31 Princes Hwy, Eden



## Great Development Opportunity!!

The big advantage with this property is you have the land space and zoning to build a second home as well as the front section of the block capable of redevelopment into industrial sheds with great access and main road frontage. Talk about versatile!!

A tranquil oasis welcomes you in a setting for the whole family to enjoy the very best of living on the Sapphire Coast. A four bedroom home in an elevated position on just under 2 acres (approx. 7970m<sup>2</sup>) in town providing a load of room to move and close to all town services.

Light-filled open plan living area with high ceilings with downstairs comprising of a modern open kitchen with breakfast bar, dining area, living room, 3 bedrooms including WIR for the master, 2 way ensuite, main bathroom with spa bath and plenty of storage. Upstairs has a loft area suitable for a 2nd living room and another large bedroom with BIR. A 9m x 8m Shed provides a load of storage and includes an extra bedroom, ensuite and kitchenette plus wood fire place. Its the perfect place for a teenagers retreat, parents or guest accommodation. Other features include a back to the grid 5kw solar system, Veggie enclosure, landscaped grounds, under

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<b>Price</b>	Reduced \$715,000
<b>Property Type</b>	residential
<b>Property ID</b>	262
<b>Land Area</b>	7,970 m <sup>2</sup>

### Agent Details

Grant Holman - 0409 623 521

### Office Details

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