

THE HOLIDAYS COLLECTION



42 Excellent Street Vincentia NSW

3 2 3

When you walk through the front door of this beautifully renovated home, you are guaranteed to be surprised by its contemporary style, clever touches of luxury, good design, natural light, easy flow and fantastic indoor / outdoor living options. The garden also perfectly complements the home, creating a hidden oasis right in the heart of Vincentia.

The land has a R1 "General Residential" zoning under the Shoalhaven City Council LEP. Subject to council approval, there is the potential to construct two dual occupancy dwellings, after which an application could be made to sub-divide the property into two separate lots of 350m² - again all subject to council approval.

In its current, fully refurbished state, 42 Excellent is perfect as either a holiday rental property, or as a permanent residence - having the following configuration and

Price : \$ 772,500
Land Size : 708 sqm
View : <https://www.sales.holidayscollection.com.au/sale/nsw/shoalhaven/vincentia/residential/house/5717830>



Craig McIntosh
02 44430242

<https://www.sales.holidayscollection.com.au>