



31 Josephson Street, **Swansea**

3 2 4

RIGHT IN THE HEART OF IT ALL - CHANNEL AT THE END OF THE STREET

Located in the heart of Swansea CBD with a B2 Local Centre Zoning - plenty of future potential subject to council approval.

Featuring all the character and charm of a bygone era mixed with modern influences, this is the perfect set and forget investment property.

The property has a 13 metre height allowance under the Lake Macquarie Council LEP 2014.

Permitted uses subject to development consent include:

- *Child Care Centre
- *Community Facility
- *Educational Establishment
- *Function Centre
- *Home Industry
- *Shop Top Housing
- *Tourist and Visitor Accommodation

The existing home features three bedrooms plus external rumpus with second shower and toilet.

Large living area and modern kitchen lead to the rear level yard.

Big garage - ideal for a home based business.

This is one of those properties you will always wish you added to your portfolio.

All located less than 350 metres from Swansea Channel.

Inspect by appointment.

695 sqm

\$750,000

ID# 11892100234



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