



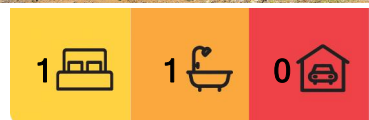
## Dalmeny, 31 Thomson Parade

### Lifestyle & Opportunity

This property offers an excellent opportunity to build your dream home in Dalmeny. It features an approved Development Application (DA) for a four-bedroom house, along with a ready-to-occupy one-bedroom granny flat that serves as a comfortable living space while you construct your new residence. The block is situated atop a hill with scenic coastal views, and most of the hard groundwork, including retaining walls and utilities, has already been completed.

The existing granny flat includes:

- Large living area
- Spacious kitchen
- Separate office space
- Bush outlook
- Wood-fired heating
- Loft storage
- Additional shed suitable for a studio



**For Sale**  
\$829,000

**View**  
By Appointment

**Contact**  
**Steven Hutcheson**  
0407 226 603  
steven.hutcheson@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Narooma**  
(02) 4476 1000



This setup provides a convenient and cozy living environment during your building process. The landscaped surroundings further enhance the property's appeal. To learn more or arrange a viewing, contact Steve from LJ Hooker today.

## More About this Property

Property ID	3R3HMM
Property Type	House
Land Area	1372 m2

**Steven Hutcheson 0407 226 603**  
Licensed Real Estate Agent | [steven.hutcheson@ljhooker.com.au](mailto:steven.hutcheson@ljhooker.com.au)

**LJ Hooker Narooma (02) 4476 1000**  
Shop 6, 4 -6 Noorooma Crescent, NAROOMA NSW 2546  
[narooma.ljhooker.com.au](http://narooma.ljhooker.com.au) | [narooma@ljhooker.com.au](mailto:narooma@ljhooker.com.au)



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