

74 Greenwell Point Road, Greenwell Point

## Endless Opportunities Await!

Looking for a property with real potential? 74 Greenwell Point Road sits on a generous 599m<sup>2</sup> corner block and is full of possibilities! This charming two-bedroom, one-bathroom cottage has been recently updated with sympathetic improvements that honour the home's original character, making it comfortable, welcoming, and ready to move into now.

While the home is appealing as it stands, the real opportunity lies in the block itself, with room to add a second dwelling (STCA). Ideal for those looking to create rental income, a holiday escape, or future development, the choice is yours.

Enjoy water views, a corner position, and a fantastic location just minutes from schools, shops, and local amenities. It's a property that offers immediate lifestyle appeal with exciting upside for the future. Whether you're an investor, a first-home buyer with a plan, or someone looking to make the most of this rare corner block, this one's worth a closer look.

### Key Features:

- Generous 599m<sup>2</sup> corner block
- Recently updated two-bedroom, one-bathroom cottage
- Sympathetic improvements that retain the home's original

2 1 0

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 4th Apr @ 9:30AM - 10:00AM

**AGENTS**  
Patrick Tynan  
0418 603 980  
patrick.tynan@ljhooker.com.au

Alexandra Harris  
0455 299 044  
alexandra.harris@ljhooker.com.au

**AGENCY**  
LJ Hooker Nowra  
(02) 4421 2957

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

character

- Move-in ready with scope for future development
- Room to add a second dwelling (STCA)
- Water views to enjoy every day
- Corner position with flexible access and layout options
- Close to schools, shops, and local amenities
- Perfect for investors or buyers looking to unlock future potential

Contact Patrick Tynan on 0418 603 980 or Alexandra Harris on 0455 299 044 to arrange a private inspection.

## MORE DETAILS

Property ID	6GRHSD
Property Type	House
Land Area	599 m2
Including	Floorboards

**Patrick Tynan 0418 603 980**

Licensee | [patrick.tynan@ljhooker.com.au](mailto:patrick.tynan@ljhooker.com.au)

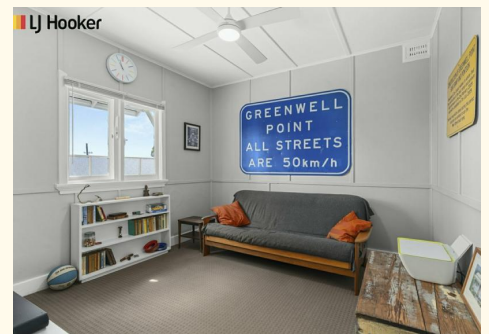
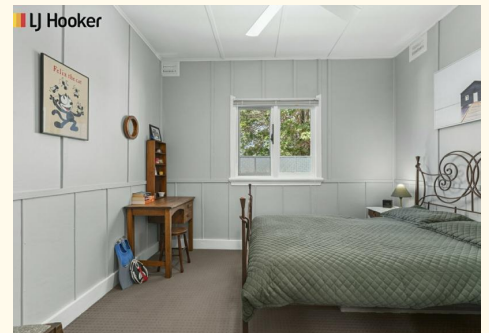
**Alexandra Harris 0455 299 044**

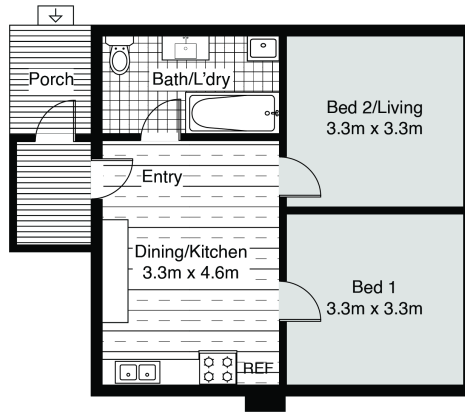
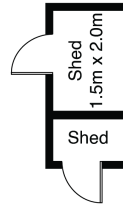
Sales Associate | [alexandra.harris@ljhooker.com.au](mailto:alexandra.harris@ljhooker.com.au)

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All attempts have been made to ensure the accuracy of this floor plan.  
All measurements of doors, windows, opening direction, room measurements are approximate  
and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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