



155B Wallace Street, Nowra

Proposed Dual Occupancy Opportunity - Live in One, Rent the Other

A rare opportunity to secure a proposed dual occupancy property designed to provide flexibility, space and excellent rental potential. With a stylish three bedroom home at the front and a separate two bedroom granny flat at the rear, this property offers the versatility to live in one and rent the other, or lease both for dual rental income.

Main Residence:

- Three spacious bedrooms across two levels
- Ground floor featuring two bedrooms and a bathroom
- Upper-level master suite with ensuite and built-in robe
- Generous open plan living, kitchen and dining area
- Entertainer's decking, ideal for relaxed outdoor living
- Double garage with convenient internal access

Separate Granny Flat:

- Two well-proportioned bedrooms with built-in robes
- Open-plan living and kitchen area
- Single-level, low-maintenance design

5  3  2 

FOR SALE

\$1,300,000

VIEW

By Appointment

AGENTS

Martin Merritt

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AGENCY

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Shellharbour

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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.



- Separate rear access providing added privacy and independence

Whether you're looking to live in the main residence while generating rental income from the granny flat, accommodate extended family, or maximise your investment by renting both, this proposed dual occupancy opportunity offers plenty of flexibility for the future.

Contact Martin Merritt today for further details 0412 424 226.

- Images and artist impressions are for illustrative purposes only. Proposed plans, finishes, inclusions and specifications are subject to change and may differ from those shown.

MORE DETAILS

Property ID	WE3HQZ
Property Type	House

Martin Merritt 0412 424 226

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