



42 Cromarty Road, Soldiers Point

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A Rare Waterfront Reserve Opportunity - Must Be Sold

After years of holding one of Port Stephens finest corner blocks, the long-term owners have made the difficult decision to sell. This is a regretful sale, but circumstances now require a result. These motivated sellers have confirmed the property must be sold on auction day.

Positioned on a gently sloping 650sqm block directly adjoining Pearson Park - a picturesque waterfront reserve leading to Sunset Beach - this is a rare chance to secure an exceptional parcel in one of Soldiers Points most tightly held enclaves.

The existing brick cottage is in original condition, with two bedrooms, one bathroom, and a single garage. With some TLC there is scope to lease while planning a future build. The current home enjoys water views, but a two storey plan would significantly enhance the outlook (STCA), and truly capitalise on this blue chip location.

The position is superb - peaceful and private, yet just a short waterfront stroll to Soldiers Point Marina, cafes, and restaurants. Opportunities like this are scarce, especially with owners ready to meet the market.

FOR SALE

Price Guide: \$1,420,000 - \$1,480,000

AGENTS

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- Gently sloping 650sqm corner block adjoining Pearson Park and Sunset Beach
- Original two-bedroom brick cottage
- Landbank now and build later
- Quiet, tightly held location ideal for future retirement or holiday use
- Genuine auction sale motivated owners are ready to sell

Secure your future in this premier waterfront reserve position. They dont come up often and this one will be sold.

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MORE DETAILS

Property ID	13MZF6R
Property Type	House
Land Area	650 m2
Including	Built-in-Robes

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TOTAL: 69 m²
FLOOR 1: 69 m²
EXCLUDED AREAS: GARAGE: 22 m², PATIO: 37 m², PORCH: 3 m²,
WALLS: 8 m²

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