

66 Myall Street, Tea Gardens

## Near 1,000sqm Coastal Block &dash; Walk to Waterfront, Room for Boats, RV, Pool & Granny Flat

Near 1,000sqm Level Coastal Block &dash; Walk to Waterfront, Room for Boats, RV, Pool & Granny Flat

Price Guide: \$875,000 &dash; \$950,000

Hidden behind a private hedge and established gardens, this spacious home sits on a rare near-1,000sqm level block, set back from the street, offering privacy, flexibility and the relaxed coastal lifestyle that draws so many buyers to this beautiful riverside town.

Framed by mature protea and magnolia trees with fragrant jasmine, the property enjoys a welcoming garden setting and a sense of space rarely found so close to the waterfront. Set well back from the street, the large front yard provides exceptional practicality with room for multiple vehicles, boats, caravans or even a motorhome/RV, along with the convenience of being able to turn vehicles around and exit the property with ease.

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### FOR SALE

Stroll to Waterfront - Near 1000sqm Block

### VIEW

By Appointment

### AGENTS

Lisa Dale  
0412 500 055  
lisad@ljhtghn.com.au

### AGENCY

LJ Hooker Tea Gardens | Hawks Nest  
(02) 4997 2036

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 **LJ Hooker**

Inside, the home offers generous single-level accommodation of approximately 200sqm, designed for comfortable everyday living and visiting family alike. The spacious layout includes multiple living areas and an open kitchen overlooking the main living space, while sliding doors lead out to the covered rear entertaining area, perfect for relaxed gatherings or quiet afternoons enjoying the garden outlook.

There are four double bedrooms, WIR, including a main bedroom with walk-in robe and ensuite, and further supported by a practical three-way family bathroom. A large laundry adds further functionality as does the generous linen storage.

The spacious layout includes multiple living areas and an open plan kitchen with breakfast bar, with sliding doors leading out to the covered rear entertaining area, perfect for relaxed gatherings or quiet afternoons enjoying the garden outlook.

While the home has been well maintained, it also presents a wonderful opportunity for buyers ready to add their own style and personal touches. With solid foundations and a generous floorplan of almost 200sqm, it provides the perfect canvas to update over time and truly make your mark.

Outside, the large level block offers side access to the rear yard and ample space for additional improvements, including the potential for a swimming pool or granny flat (STCA) while still retaining plenty of open yard space.

The lifestyle location completes the picture. From your front door it's an easy stroll to the waterfront, where morning walks, fishing, boating and spectacular Myall River sunsets become part of everyday life. Local cafes, the marina and the beautiful beaches of Hawks Nest are just minutes away.

Previously returning \$650 per week in rental income, the property also presents strong appeal for investors, while its space and location make it equally attractive for families, retirees or those seeking a relaxed coastal retreat.

Homes offering this combination of land size, flexible vehicle access and walk-to-water convenience are becoming increasingly rare and difficult to find in Tea Gardens.

#### Property Features

- Rare near-1,000sqm level block
- Spacious approx. 200sqm single-level home
- Four double bedrooms-2 bathrooms
- Main bedroom with walk-in robe and ensuite
- Practical three-way family bathroom
- Large separate laundry
- Multiple living areas
- Covered rear entertaining area
- Double garage
- Expansive front yard with space for boats, caravans and RV
- Easy vehicle turning area
- Side access to rear yard
- Space for swimming pool
- Potential for granny flat (STCA)
- Established gardens with protea, magnolia and jasmine
- Private hedge frontage
- Short stroll to the waterfront
- Previously rented for \$650 per week

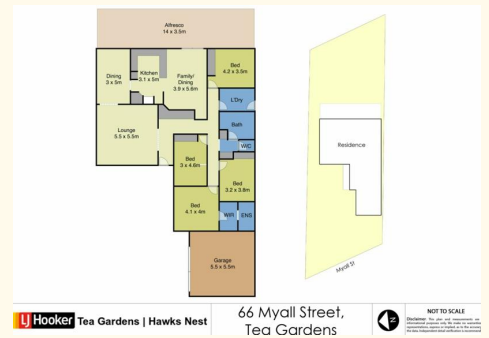
Contact Lisa Dale on 0412 5000 55 for inspections and information.

## MORE DETAILS

Property ID C9DF65  
Property Type House  
Land Area 991 m2  
Including Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes

**Lisa Dale 0412 500 055**  
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