



### 15 St Clair Street Bonnell's Bay NSW

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An outstanding opportunity for a variety of buyers, this home has the potential to be snapped up by owner occupiers and investors alike.

Of interest to owner occupiers is the quality four-bedroom, two-bathroom dwelling with genuine side access and large block with plenty of room for a large shed, pool, or granny flat.

Of interest to investors is a reasonably level, 803m<sup>2</sup> of R2 zoned residential land with an 18-metre frontage and quality rental income. The potential for dual income with a granny flat or similar is the cherry on top!

This home promises to be highly sought-after with features as follows:

**Price** : \$ 780,000  
**Land Size** : 803 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/bonnells-bay/residential/home/7471430>



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