



8 Third Avenue, Bonny Hills



### Versatile headland opportunity

Located on the sought-after Bonny Hills headland, this property enjoys filtered ocean views. A great opportunity for families, down-sizers, or savvy investors to secure lifestyle, flexibility, and future potential. The lower level features a modern, self-contained studio—ideal for multi-generational living, guest accommodation, a home business, or a potential additional income stream. Upstairs presents scope to add your own style and value, perfect for those who enjoy renovating or investors seeking strong upside. The landscaped backyard has plenty of room to relax, entertain, or let children and grandchildren play. Embrace the coastal lifestyle with Bartlett Beach, cafés, medical facilities, chemist, post office, bus stop all within a short walk (just two to three blocks approx. 350m to 450m), 1.3km to Surf Club at Rainbow Beach. Port Macquarie CBD and airport are a convenient 30-minute drive door to door.

A versatile headland home offering location, lifestyle, and opportunity—make your move today.

- Valued Bonny Hills headland location with views
- Walk to 4x local beaches and trails
- Opportunity plus

4 2 2 464m2

<b>Price</b>	\$950,000 to \$990,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1969
<b>Land Area</b>	464 m2
<b>Floor Area</b>	171 m2

#### Inspection Times

Sat 27 Jun, 12:00 PM - 12:30 PM

#### Agent Details

Susan de Jonge - 0410 938 691  
Holly McDuff - 0457 286 266

#### Office Details

Lake Cathie Bonny Hills Real Estate  
SHOP 6 1609 Ocean Dr Lake Cathie  
NSW 2445 Australia  
02 6585 5777

- Quick settlement available



Contact Susan today to arrange a viewing.

Block size: 464m<sup>2</sup>

Council rates: \$2,980 approximately per annum

Rental potential: \$730-\$780 per week

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*