



## 12 Yengarie Way, Ocean Shores



### Ocean-View Residence with Prime Subdivision Potential

Perched on one of the highest points in Ocean Shores, this exceptional 1,477m<sup>2</sup> block offers opportunities to capitalise on its prime position.

This solid double-brick 1970s home enjoys sweeping north-east views over the Pacific Ocean, Julian Rocks, and Cape Byron Lighthouse. Held by its original owner, the home features a flexible layout with a wine cellar and separate guest accommodation downstairs. Retaining many original features, it presents the option to renovate, extend, or move in and enjoy as is.

With side access and subdivision potential (STCA), this expansive block offers multiple possibilities, whether for redevelopment, investment, or a bespoke coastal retreat. The wide frontage and elevated position further enhance its appeal.

Conveniently located near local shops, the Country Club's championship golf course, and the pristine sands of New Brighton Beach, this premium property is just five minutes from Brunswick Heads, 20 minutes from Byron Bay, and 30 minutes from the Gold Coast.

#### Key Features:

- 1477m<sup>2</sup> block with house and subdivision potential (STCA)
- Elevated position in Ocean Shores with north-east aspect
- Massive views over the Pacific Ocean onto Julian Rocks
- Solid double brick 1970s home
- Original features, wine cellar & separate guest space downstairs
- Wide frontage block

3 2 1 1,477 m<sup>2</sup>

**Price** \$1,800,000 to \$1,950,000

**Property Type** Residential

**Property ID** 1399

**Land Area** 1,477 m<sup>2</sup>

**Floor Area** 243 m<sup>2</sup>

#### Agent Details

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**BYRON SHIRE**

- Convenient location close to shopping centre, Country Club with championship golf course & the beach
- 5 minutes to Brunswick Heads, 20 minutes to Byron Bay & 30 minutes to the Gold Coast

Opportunities in this location are rare. Contact Todd and Gary today.



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