

# CRE



## 32-34 Carr Street COOGEE NSW

6 3 2

A unique opportunity, this pair of freestanding Federation homes is offered for sale in one line offering an extraordinary development prospect. In a coveted setting just 200m to the beachfront, this is one of the few remaining development opportunities so close to the sand and surf. On 945sqm of prime land, the site offers flexible scope to redevelop as apartments or luxury townhomes (STCA). Metres to the beachfront promenade and coastal walk, it's a stroll to village cafes, ocean pools and cosmopolitan village life.

### Features Include

- Currently 2 separate residences for sale in one line
- 2C zoning, potential for a boutique apartment block
- North facing, rear access via Waltham St to DLUG
- A rare opportunity offering excellent accessibility

**View :** <https://www.coogeerealestate.com.au/sale/nsw/eastern-suburbs/coogee/residential/house/5902985>



**James Giltinan**  
**02 9665 3341**



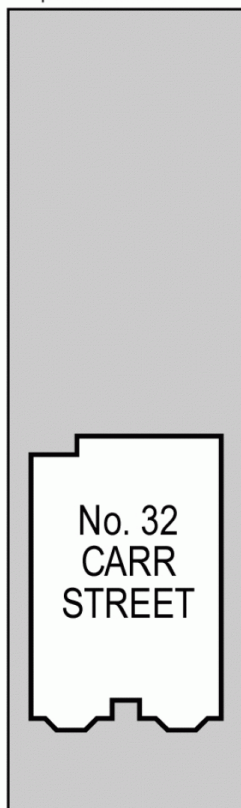
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Illustration by Raoul Isidro 04111 28500



**Lower Level**

**WALTHAM STREET**

possible RLA STCA



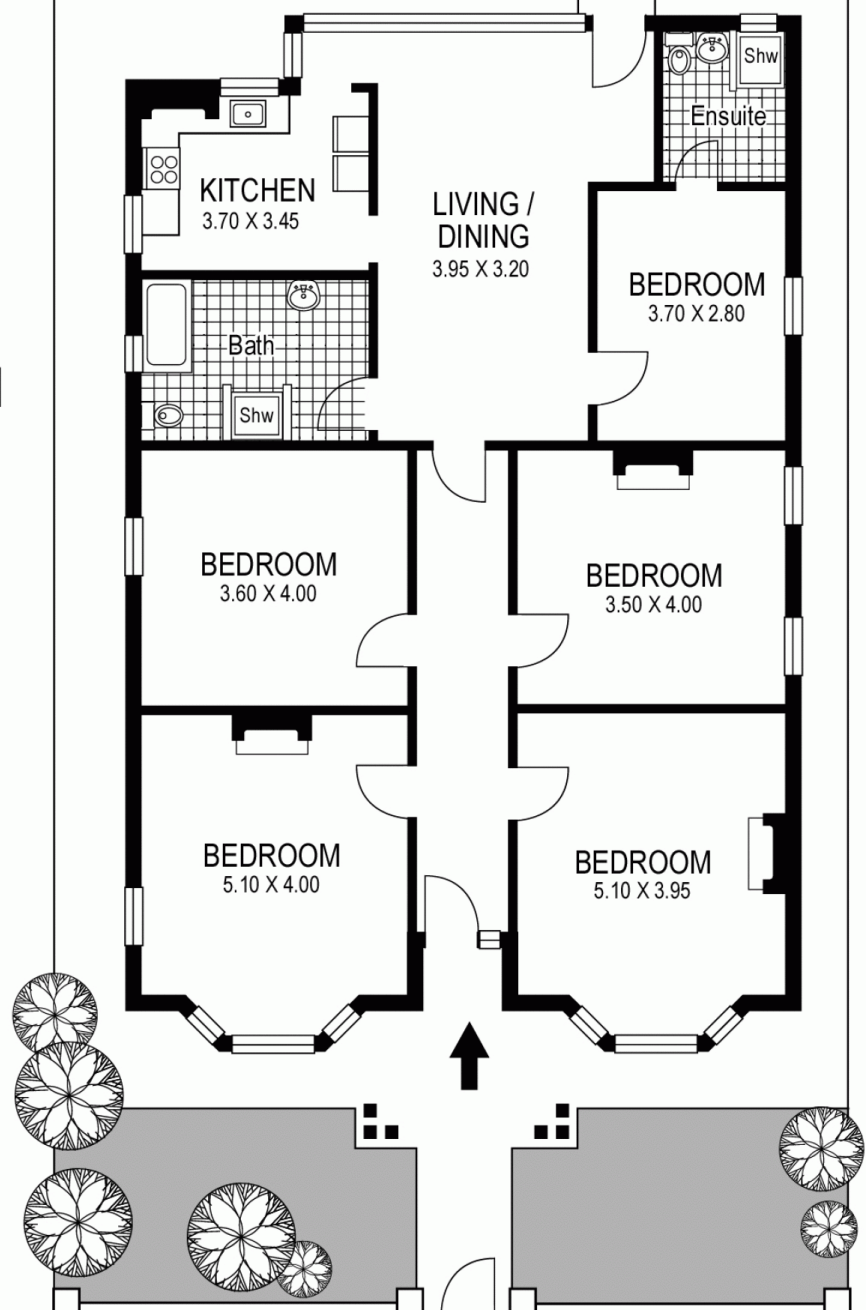
**No. 32  
CARR  
STREET**

**CARR STREET**



**NORTH**

**Ground Floor**



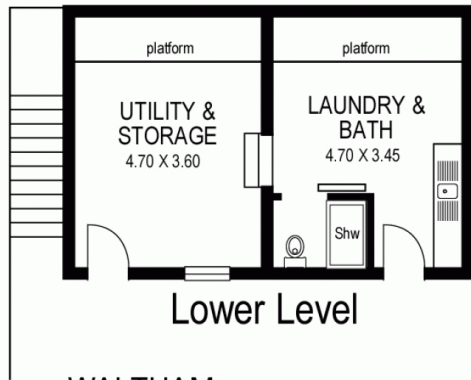
**32 Carr Street  
COOGEE**

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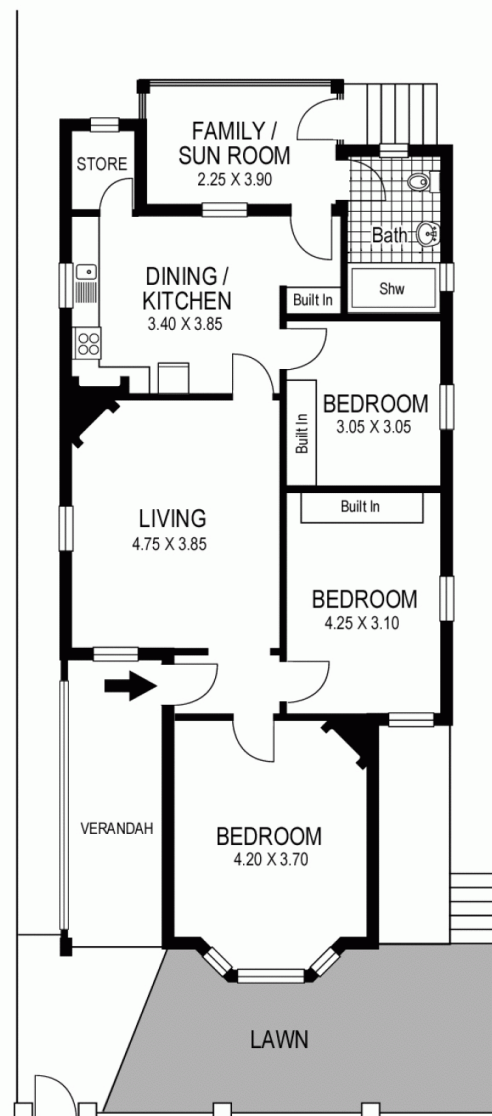
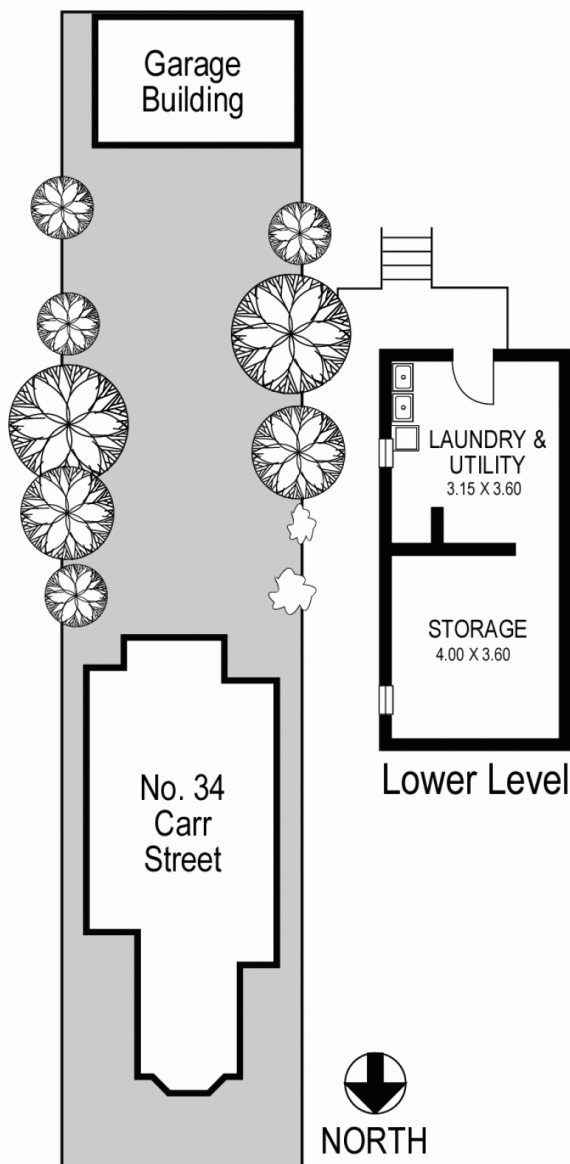
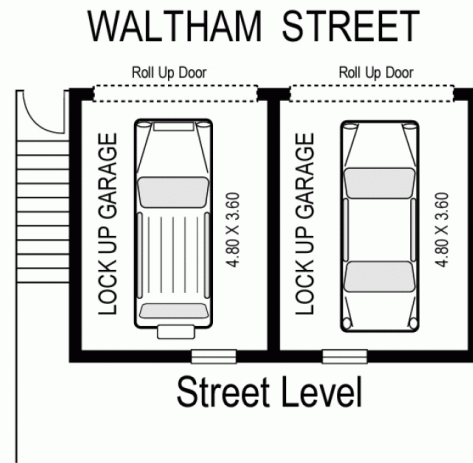




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WALTHAM STREET



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