

**FOR SALE**



## St Catherinestraat 55

**Price:** USD 157.303 (AWG 279.999)

**Location:** San Nicolas

**Lot size:** 605 m<sup>2</sup>

**Built up size:** 95 m<sup>2</sup>

Great opportunity in San Nicolas right up the turn of Lago Heights Park! Situated on sprawling 602m<sup>2</sup> of long lease lands, this unfinished structure awaits your creative touch to transform it into the home it deserves to be or rental investment. Priced at appraised market value to sell! Current Property Layout: 405m<sup>2</sup> long lease land with dwelling on it 200m<sup>2</sup> long lease land with abandoned dwelling on it Outside bathroom Outside storage Additional Information Included: Appraisal Report 2023 This property offers ample space to create a cozy family home or rental investment. The property can be beautifully finished and modernized to your personal taste. Conveniently located in Lago Heights, San Nicolas, with easy access to: Baby Beach and Rogers Beach Citgo Essoville Secrets Hotel Supermarkets Hardware Stores Schools ROPV: Stedelijk Woongebied

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