



DUPLEX WITH DUAL ZONING FOR RESIDENTIAL AND EDUCATIONAL/RELIGION ZONES

West Bay, Grand Cayman

Price: Cl\$885,000

Status: Pending/Conditional

Listing Type: House

View: Garden View, Inland

Garage: 2

Stories: 1

MLS#: 415968

Bedrooms: 6

Built: 2000

Foundation: Slab

Pool: No

Property Type: Residential

Bathrooms: 4

Square Feet: 6324

Furnished: No

Den: Yes



PRESENTED BY



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PROPERTY DESCRIPTION

181 Powery Road, located directly off Conch Point Road in the heart of a rapidly developing area of West Bay is a six-bedroom, four bathrooms, large property of just over 6000sqft with two kitchens, two utility rooms, and a massive double garage on .5 acre parcel. The main building is a solid concrete build both exterior and interior walls on top of a solid slab foundation providing stability and strength. The room layout has been designed to accommodate a huge family home which can easily be converted into two unit duplex providing an excellent revenue generator with a solid ROI. With half an acre of land, there is plenty of space surrounding the main house to accommodate outdoor additions such as a private pool, gardening, or an expansive lawn area. The gardens are already home to mature fruit trees such as breadfruit, papaya, and the island favorite a large fruit-bearing mango tree, all providing shaded areas throughout the property. With dual zoning already in place the property has both residential and educational/religion zones. This zoning provides an opportunity to convert the space into a delightful childcare center providing much-needed educational services to the developing area. The unit has large interior spaces in addition to the individual rooms, double kitchen spaces, and multiple bathrooms making a simple conversion. Powery Road is just moments away from local activity centers such as Barker beach, Pappagallos restaurant, Caymans only ATV circuit, and of course, Pampered Ponies for those amazing beach horse rides along the beach and quiet neighborhood. Just a short 5-minute drive away is one of Grand Caymans few 24-hour fully stock convenience Store alongside the small retail district along Bataban drive. For those working in Camana Bay, the drive is a quick 15 minutes away making the morning commute a breeze. 181 Powery Road is a tranquil peaceful home with unique development potential to start a business, tap into a great rental investment or turn into a captivating home. How do you want to live your life?