

For Sale

Black Rock, St. Michael



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★ Exclusive

Residential

House

Available

Black Rock, St. Michael

BBD \$395,000

Details

Price \$395,000 Lot Area 5,005 ft² Floor Area 1,944.70 ft² Bedrooms 4 Bathrooms 2

Single-Storey Home with Income Potential – Black Rock, St. Michael

Located in an established and peaceful residential neighbourhood in Black Rock, St. Michael, this single-storey property offers a combination of comfortable living space, income-generating potential and opportunities for a purchaser to enhance the property over time.

The main residence comprises three bedrooms and one bathroom and would benefit from modern upgrades to the interior, providing a new owner with the opportunity to update and personalize the home to suit their preferences. To the rear of the main residence is a separate one-bedroom, one-bathroom apartment, offering excellent potential

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for rental income, extended family accommodation or private guest quarters. The apartment would benefit from upgrades and some repairs, including attention to sections of the tiled flooring where tiles have lifted.

Between the main residence and rear apartment is a spacious covered area, providing valuable additional usable space with flexibility for storage, a sheltered recreational area or other practical uses to suit the purchaser's needs. The property also features a **spacious covered garage with gated access to the front**, together with additional storage space beyond the garage. The overall layout offers considerable flexibility and may provide possibilities for future expansion or further development, subject to the necessary planning approvals.

Situated within a developed residential neighbourhood with numerous surrounding homes, the property enjoys a peaceful setting while remaining conveniently located near several well-known amenities, including **Carlton and A1 Supermarkets and the surrounding retail and banking facilities, Tile Hut, St. Stephen's Church and Ellerslie Secondary School.**

Property Details

Land Area: 5,005 sq. ft.

Building Area: 1,944.70 sq. ft.

Main Residence: 3 Bedrooms | 1 Bathroom

Rear Apartment: 1 Bedroom | 1 Bathroom

Spacious covered area between both residences

Covered and gated garage

Additional storage space

Separate apartment with income-generating potential

Opportunity for modernization and future improvements

With its established location, separate accommodation and versatile use of space, this property presents an attractive opportunity for purchasers seeking a home they can modernize to their own taste while benefiting from the potential for supplementary rental income.

Materials: Brick

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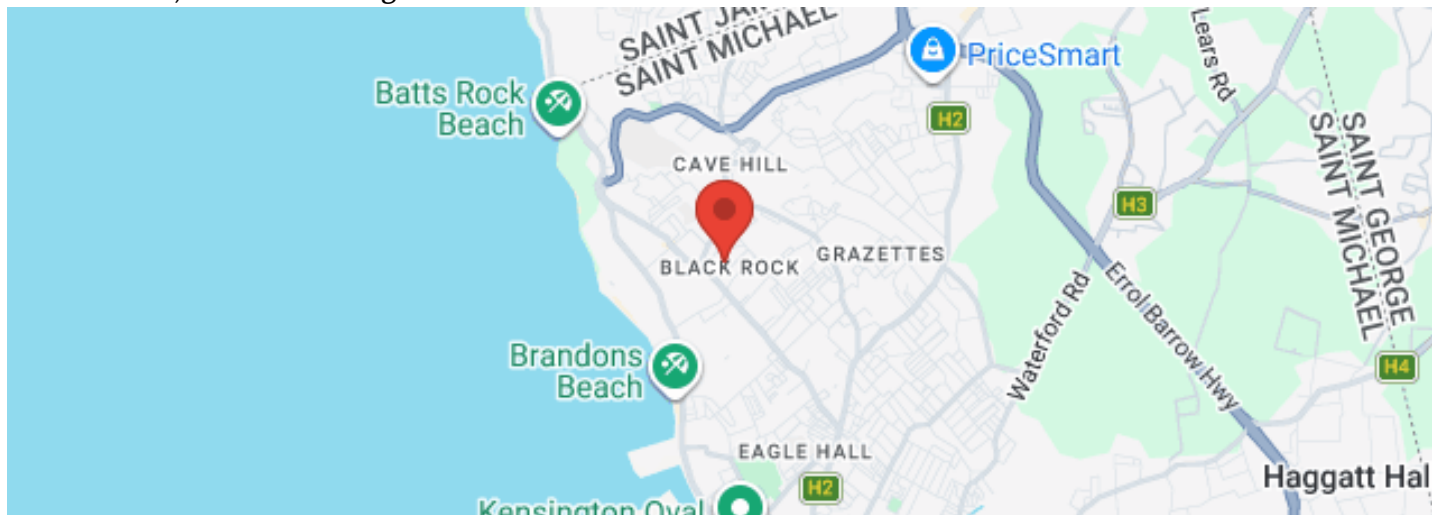
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Location

📍 Black Rock, St. Michael Bridgetown St. Michael



Nearby Places

Supermarkets	📍	🚗
A1 Supermarkets	0.4 km	2 mins
Popular Discounts – Spooners Hill	2.2 km	6 mins
Cost U Less	5.0 km	10 mins
Massy Stores Super Centre Warrens Supermarket	3.9 km	9 mins
PriceSmart	3.5 km	8 mins
Gas Stations	📍	🚗
Sol Gas Station	1.2 km	4 mins
Sol Gas Station	1.5 km	4 mins
RUBIS (Eagle Hall)	2.0 km	6 mins
Sol Gas Station Warrens	3.8 km	9 mins
Sol Gas Station	2.9 km	9 mins
Schools	📍	🚗
The Ellerslie School	1.0 km	4 mins
Charles F. Broome Memorial School	4.8 km	14 mins
Deacons Primary School	1.9 km	6 mins

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Schools		
Westbury Primary School	3.2 km	7 mins
Lawrence T. Gay Memorial Primary School	2.5 km	7 mins
Churches		
Our Lady Queen Of The Universe Parish	1.7 km	6 mins
Mount Zion United Holy Church	0.5 km	2 mins
Mount of Praise Wesleyan Holiness Church	1.8 km	5 mins
St. Michael's Cathedral	4.9 km	13 mins
Ann Gill Memorial Methodist Church	1.3 km	4 mins
Restaurants		
Soul Bites	0.3 km	2 mins
La Cabane	2.1 km	6 mins
Big Ray's Flava on the Beach	1.5 km	3 mins
Cliff Beach House	4.5 km	9 mins
Café à la Mer	5.5 km	14 mins
Beaches		
Brandons Beach	1.6 km	4 mins
Paradise Beach	2.6 km	7 mins
Batts Rock Beach	2.0 km	5 mins
Brighton Beach	3.4 km	7 mins
Brownes Beach	5.7 km	14 mins
Attractions		
Harrison's Cave Eco-Adventure Park	11.9 km	23 mins
Atlantis Submarines Barbados	3.3 km	7 mins
Mount Gay Visitors' Centre	1.9 km	4 mins
Seafloor Sculptures	2.4 km	6 mins
STSbeachrides	3.4 km	7 mins

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