



## Superb Street Appeal!

Rare parcel of level land ideally suitable for a duplex or your choice of grand home design! Extensive frontage of almost 42 metres to Yamba Street provides magnificent street appeal and excellent vehicle access for the boat or motor home.

Key points:

- 695.6 sq metres
- Dimensions 41.88m x 34.38 x 30.7 x 12.19 metres
- R3 zoning allows multiple uses
- Clear and vacant land, no easements, sewer line off site.
- 300 metres to beach, 400 metres to shopping centre
- For further information or to obtain a copy of Contract of Sale, please email [ed@berryrealty.com.au](mailto:ed@berryrealty.com.au).

**Inspections arranged by appointment, please call or text Ed, 0419 997 560.**

(E&OE) Please note that all information herein is gathered from sources we, Berry Realty believe to be reliable. Computer images, photos, plans, drawings, maps etc are indicative only. Berry Realty cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely*

696 m<sup>2</sup>

**Price**  
**Property Type**  
**Property ID**  
**Land Area**

SOLD  
Residential  
394  
696 m<sup>2</sup>

### Agent Details

Ed Fitzgerald - 0419 997 560

### Office Details

Tuggerah  
Unit 1506,5-7 Bryant Drive  
Tuggerah, NSW, 2259 Australia  
02 4339 3468



*upon their own inquiries in order to determine whether or not this information is in fact accurate.*