



34 Ferodale Road, Medowie

## ONCE IN A GENERATION

### THE PROPERTY:

Ideally located, this three bedroom cottage is situated on a flat corner block of 10,000sqm with a potential three access points. The home itself is a neat and tidy three bedroom home with a likely return of approximately \$650-\$700 per week.

### THE LOCATION:

It's the old real estate cliché but location is everything in real estate and this is the perfect example. Located only a stroll to the CBD, surrounded by re-zoning applications and a brand new High School this screams opportunity.

### THE OPPORTUNITY:

Currently zoned R5 (Large Lot Residential) and located in a channel of exciting new and proposed new developments. Council has proposed a wonderful new CBD project just up the road which will have a tremendous flow on effect to surrounding sites. The opportunity to buyers is to secure an incredible site while you still can.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on

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**FOR SALE**  
Contact Agent

### AGENTS

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roconnor.medowie@ljhooker.com.au

### AGENCY

LJ Hooker Nelson Bay  
(02) 4984 2400

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## MORE DETAILS

Property ID	13VJF6R
Property Type	AcreageSemi-rural
Land Area	1 hectare
Including	Air Conditioning Toilets (2) Courtyard Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

### Ryan O'Connor 0417 977 476

Sales Executive | Licensed Real Estate Agent - Class 2 |  
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### LJ Hooker Nelson Bay (02) 4984 2400

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