



Taree, 36 Milligan Street

From Concept to Reality... Develop Your Vision on this 1347sqm Block

Fresh to the market, 36 Milligan Street is an expansive 1347sqm parcel of land with loads of development potential. With an existing two bedroom house on-site and concept plans for five units mapped out (Subject To Council Approval), this property is primed for transformation and offers a rare opportunity for visionary developers and astute investors alike.

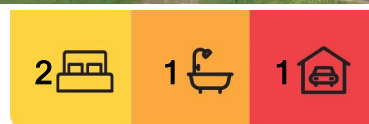
The two bedroom house provides an opportunity for some rental income whilst waiting to build. Picture the endless future potential, spanning from modern villas to inviting townhouses, meticulously crafted to fulfil your individual needs and vision.

Key features of the property include:

- 20.11m (approx.) of street frontage with a depth of 67.19m (approx.)



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale

Price Guide \$395,000 - \$434,000

View

ljhooker.com.au/1QP4F7G

Contact

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- R1 General Residential Land Zoning
- Existing dwelling features two bedrooms plus a sunroom, functional kitchen and bathroom with a single car garage
- For the savvy investor, delight in the prospect of earning an estimated rental income of \$340 - \$360 per week, while affording yourself the time to secure development consent for the land

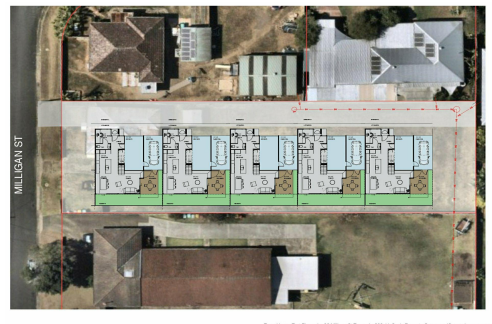
Conveniently positioned just 2.3km from the Taree CBD, this property is situated in a family-friendly neighbourhood, also close to Chatham IGA Shopping Centre, Schools, Parks, Taree Leagues Bowling Club and Fays Twin Cinema all within a 1.3km radius. Act now to secure this affordable and exceptional opportunity. Contact Justin Atkins on 0417 955 176 or Kelly Sawyer on 0421 025 081 for further details or visit us at one of our upcoming open homes.

More About this Property

Property ID	1QP4F7G
Property Type	House
Land Area	1347 m²
Including	Toilets (1) Secure Parking

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