







11 Mcgirr Avenue, The Entrance

Position, Potential and Possibilities – DA Approved Granny Flat Ready to go!

Brimming with opportunity, this well presented 3-bedroom home sits on a prized north-east facing approx. 568sqm block zoned R3. Offering endless possibilities with current DA approval in place for a well-designed addition to the home plus separate Granny Flat perfect to utilise the whole block. Ideal opportunity for the astute investor, landbanker, home or catering for extended family.

Positioned in a tightly held street just a short stroll to Picnic Point reserve, Tuggerah Lake and The Entrance entertainment precinct, as well as gorgeous beaches, local shops and more, this property makes a smart investment, ideal home location or potential to further utilise for that extra income.

Boasts generous side and rear yard access with plenty of room for additional garaging, a building of the approved granny flat, outdoor entertaining area or room for the kids and pets to play, also offering access to the yard from gates adjoining reserve at rear.

3 1 1

FOR SALE
GUIDE $825,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

This well-maintained home offers a light-filled open plan living area, a spacious kitchen, great storage and much more. Set in such a central location, you can leave the car behind and enjoy the ease of having everything within walking distance.

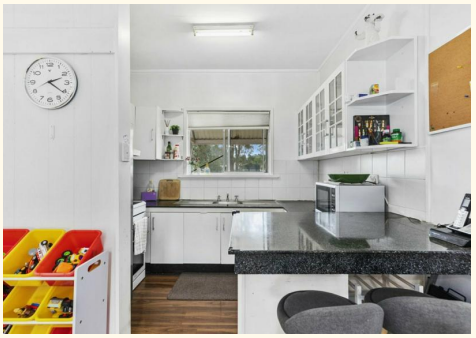
May be sold separately, or offered together with 13 McGirr Avenue in one line, a rare chance to secure two adjoining properties with exceptional potential.

MORE DETAILS

Property ID	17SUF7M
Property Type	House
Land Area	568 m2
Including	Toilets (1) Fully Fenced

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