13 Mcgirr Avenue, The Entrance

Lifestyle, Location and Potential – All in One + Versatile Sleepout!

Set in a highly sought-after street just moments from Picnic Point Reserve, Tuggerah Lake, shops, picturesque beaches, The Entrance's dining and entertainment precinct, this property combines lifestyle, convenience and excellent potential.

This well-presented three-bedroom home plus sleepout sits on a large approximate 556sqm north-east facing zoned R3 block, offering endless possibilities. It would be ideal for a coastal holiday retreat, investment opportunity or a perfect home to make your own. Generous side and rear yard access, includes a separate sleepout with its own amenities, ideal for guests, extended family or potential income.

The main residence features spacious light-filled open-plan living, great size kitchen with loads of cupboard space, sunroom for a 2nd living area, external laundry with further storage, seamless rear access to the sleepout all creating a flexible and functional layout. Also features loads of side access with carport and plenty of off-street parking plus further access to the rear yard via gates backing reserve.

4 2 1

FOR SALE
GUIDE $865,000

VIEW
Sat 31st Oct @ 2:45PM - 3:15PM

AGENTS
Scott Bennett
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sbennett.theentrance@ljhooker.com.au

AGENCY
LJ Hooker The Entrance
(02) 4332 2555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

You can easily leave the car at home and enjoy walking to Tuggerah Lake, shops, beaches and more.

So much potential, perhaps utilising the land with a granny flat, perfect investment to landbank with, possible development upside into the future or great home in a fantastic location to add your own flair.

This property may be sold separately, or together with 11 McGirr Avenue, presenting a rare and exciting opportunity to secure two adjoining properties with significant potential.

MORE DETAILS

Property ID	17SQF7M
Property Type	House
Land Area	556 m2
Including	Toilets (2)
	Outdoor Entertaining
	Fully Fenced

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