



40 Ocean Parade, The Entrance

## RARE BLUE CHIP OPPORTUNITY &ndash; POSITION, POTENTIAL & VIEWS

Situated in one of the most highly sought locations in The Entrance, this is truly an opportunity not to be missed.

This super spacious brick veneer residence is only moments from The Entrance channel, beach and entertainment district, it features some wonderful ocean views with a location you could only dream.

Offering a multi-functional floorplan over 2 levels, potential 2 flats or home for them all! Boasting 3 living areas, balconies front and rear, triple garage and much more, all ready for you to add your own flair, a blank canvas in prized location.

On a large approx 569sqm parcel of land zoning r3 medium density this has loads of potential as a gorgeous beachside home, investment into your future or holiday haven.

Do not miss this, opportunities like this are rarely found.

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**FOR SALE**  
BY NEGOTIATION

**VIEW**  
Sat 13th Jun @ 2:45PM - 3:15PM

**AGENTS**  
Scott Bennett  
0418 419 950  
sbennett.theentrance@ljhooker.com.au

**AGENCY**  
LJ Hooker The Entrance  
(02) 4332 2555

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.

 **LJ Hooker**

## MORE DETAILS

Property ID 17PRF7M  
Property Type House  
Land Area 569 m2  
Including Toilets (2)  
Balcony  
Built-in-Robes  
Secure Parking  
Fully Fenced

**Scott Bennett 0418 419 950**

Licensee | sbennett.theentrance@ljhooker.com.au

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