



## Warrane, 92 Bass Street

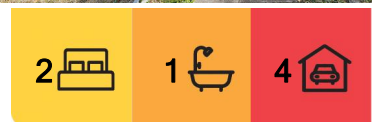
### Warrane - Your Ideal First Home or Development Opportunity

Ant's "Fluff-Free" Description...

Whether you're hunting for your first home or have a keen developer's eye, this one is loaded with potential - and yes, we mean serious, money-making, land-maximising potential (subject to council approval, naturally).

Here's the lowdown:

- \* Generous 943m2 block approx - Fully fenced, flat, and ready for your vision.
- \* Zoned General Residential - Ideal for future development (STCA).
- \* Cute-as-a-button 2-bedroom home - Solid, simple, and very liveable while you plan your



**For Sale**  
Offers over \$525,000

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[ljhooker.com.au/5XGNFCS](http://ljhooker.com.au/5XGNFCS)

**Contact**  
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**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.

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next move.

- \* Neat kitchen and bathroom - A welcome surprise that adds instant comfort.
- \* Multiple sheds and outbuildings - Tradies, hobbyists, or DIYers, rejoice.
- \* Drive-through side access - Perfect for boats, trailers, machinery or future works.
- \* Rental ready - Or live in it now while you sketch up plans for what's next.
- \* Prime position - Close to Eastlands, schools, parks, and public transport.
- \* Developers - STCA could mean multiple dwellings here. The block size and layout are ideal for those looking to build out the back or go bigger and bolder with a full re-development.
- \* First home buyers - Stop paying someone else's mortgage. Move in, potter in the garden, and start building your own future with land that WORKS for you.
- \* Pro Tip: They're not making land like this anymore - especially with development upside.

\* Location Bonus:

Only minutes to Rosny, 10 mins to the CBD, and surrounded by amenities. Schools, shops, and services all within a lazy stroll.

This is one of those properties where the upside is undeniable. Whether you're rolling up your sleeves to renovate or bringing in the big plans to redevelop, 92 Bass Street is one you don't want to miss.

Snap it up before someone else does.

Onwards and upwards to your affordable Warrane opportunity!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.



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## More About this Property

<b>Property ID</b>	5XGNFCS
<b>Property Type</b>	House
<b>House Size</b>	81 m2
<b>Land Area</b>	944 m2
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Fully Fenced

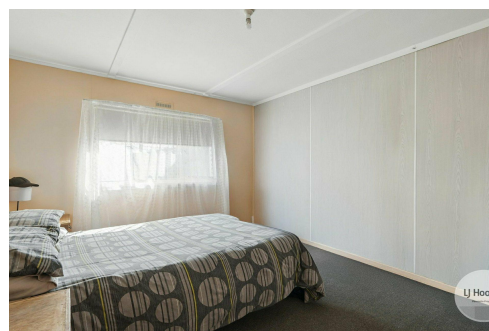
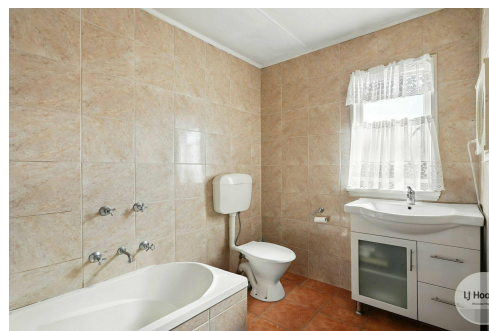
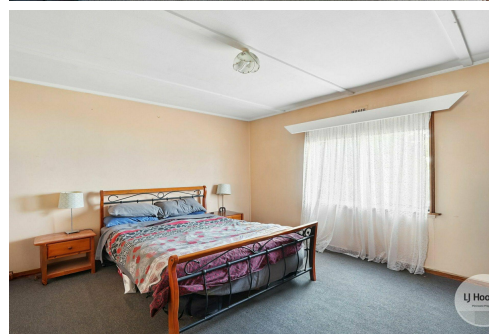
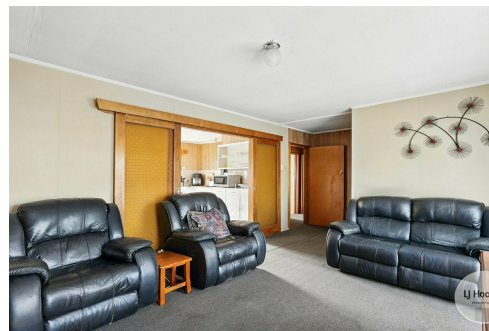
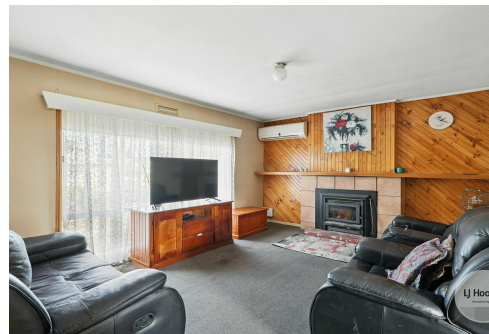
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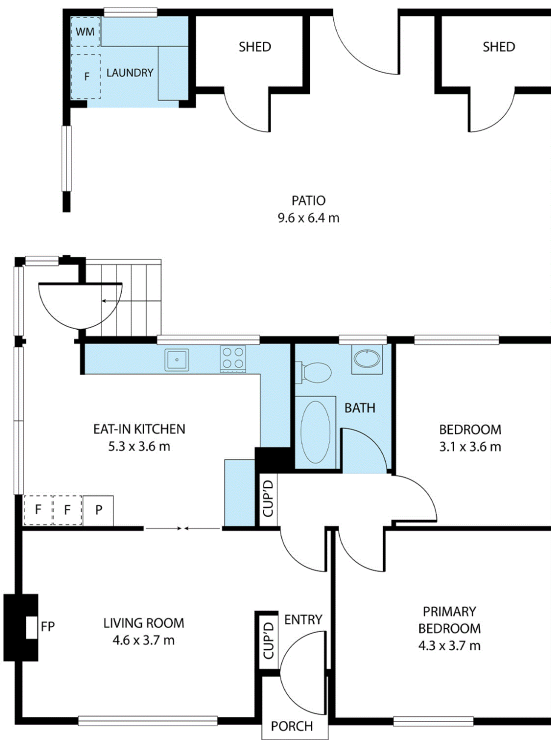
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## 92 Bass Street, Warrane

House area: 83 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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