

### 10 First Avenue GYMEA BAY NSW

3 1 1

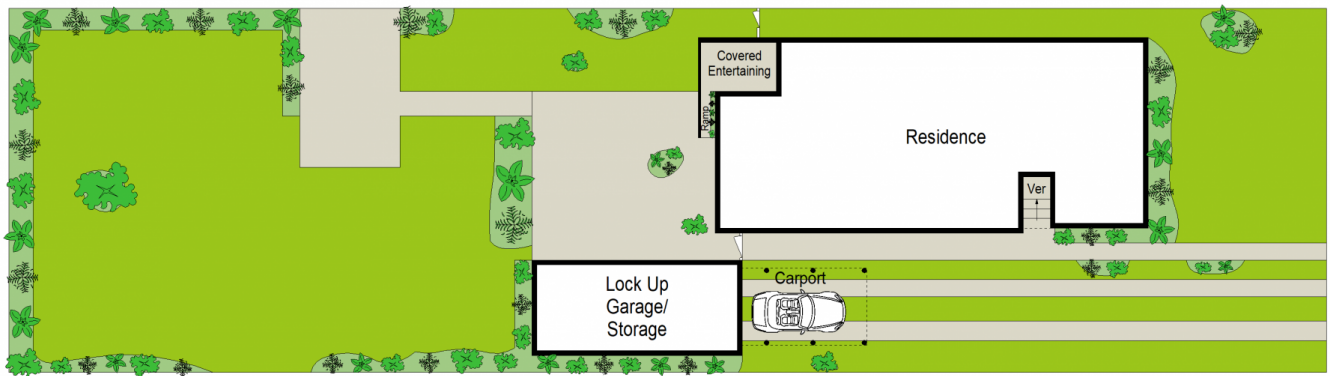
Here is your opportunity to build your dream home or develop an overlarge sized duplex (subject to council approval). Resting on a superb 834.7m<sup>2</sup> (approx.) of flat level land with a 15.24m frontage, this property offers a wealth of choices. A peaceful spacious 3 bedroom cottage currently resides on the land.

- \* Land Size 834.7m<sup>2</sup> Zoned R2 Low density residential
- \* Flat level land with favourable sewerage diagram
- \* Great location with only a short stroll to all Gymea has to offer
- \* Kirrawee High Catchment area

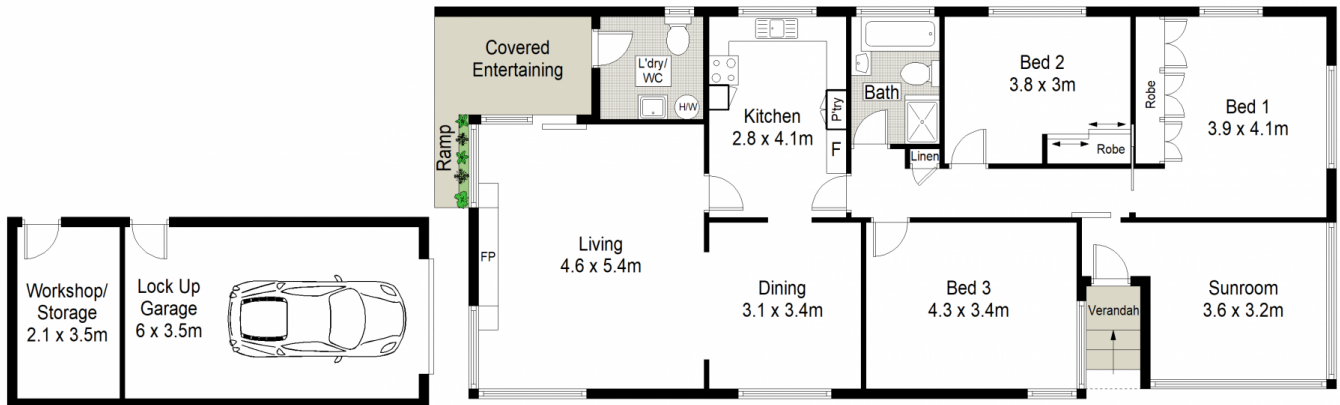
**Type** : House  
**Land Size** : 834.72 sqm  
**View** : <https://www.jreproperty.com.au/sale/nsw/sutherland/gymea-bay/residential/house/7489102>



**Luke Jeffree**  
02 9540 2222



SITE PLAN (NOT TO SCALE)



**CENTURY 21.** Jeffree  
Real Estate



**10 First Avenue, Gymea Bay**

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.