



**SOLD**

## LIVE, LAND BANK OR DEVELOP!

It gives me great pleasure to present to market for the first time in over 21 years 97 Old Cleveland Rd Stones Corner.

The owner wants to free up some capital so this could be your opportunity to secure a dwelling in the much sought after and growing suburb of Stones Corner.

The options here really are endless and include:

1. Buy to live in and enjoy better than average growth
2. Buy as an investment and enjoy fantastic rental return
3. Develop into units or townhouses (subject to council approval) now or in the future
4. JV with next door either side to increase land footprint and development potential (Extra 1275sqm to the West or an extra 1771sqm to the East)

Benefits include:

- Zoned MU3 Mixed use (Corridor), 616sqm with 16m frontage
- Walking distance to just about everything including supermarkets, restaurants, bus, train, schools, cafes, pubs etc
- 12mins to city via road
- Easy access to the Pacific Motorway and the Clem Jones Tunnel

This will not last long so contact Adrian before you miss this opportunity.

2 BED | 1 BATH | 3 CAR

PRICE:  
\$1,150,000

OPEN FOR INSPECTION:  
N/A



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