

# 14 CANBERRA ROAD LAKE HEIGHTS



## FOR SALE

### OPPORTUNITY AWAITS - DA APPROVED DUPLEX OR 3 BEDROOM HOME!

Positioned just a short walk from Lake Illawarra foreshore, this 3-bedroom family home takes full advantage of its elevated and quiet location amongst established homes. The home reveals a classic floorplan of open living and dining with three bedrooms and a sweeping child friendly backyard.

In addition to the spacious front yard, you'll find plenty of off-street parking, plus a lock-up single garage, the elevated covered balcony offers stunning views of the lake and ocean in the distance as well as the surrounding streets.

The well-proportioned 689sqm (approx) parcel with wide 18.3m (approx) frontage comes complete with DA approval for duplex development, with an existing DA approval to establish a set of ultra contemporary four-bedroom designer duplexes. (Contact agent for plans).

This great opportunity is popular with families as local comforts are nearby and only a short 5-minute (approx) drive to Port Kembla and a 15-minute (approx) drive to Wollongong to reach major facilities, hubs and amenities.

- 3 good sized bedrooms
- Open plan living and updated galley style kitchen
- North facing fully fenced sunny backyard
- Impressive views from the front balcony
- Large 689sqm block
- Solid Investment – long term tenant, paying \$500.00 per week
- Minutes to Warrawong Plaza, Lake and Beaches

Land size: 689sqm (approx)  
Land Dimensions: 18.3m x 37.9m (approx)  
Zoning: R2 Low-Density Residential  
Council rates: \$470.00 p.q. (approx)  
Water rates: \$175.00 p.q. (approx)

3 BED | 1 BATH | 1 CAR

#### PRICE:

Price Guide \$850K - \$935K

#### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

EXTERNAL: 30.7m<sup>2</sup>

GARAGE: 14.3m<sup>2</sup>

**TOTAL: 126.3m<sup>2</sup>**

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