



## FOR SALE

### RARE OPPORTUNITY ON A GENEROUS 1549M<sup>2</sup> BLOCK – READY FOR YOUR DREAM HOME

Tucked away in a quiet, leafy street and set on an impressive 1549m<sup>2</sup> block, this unique property offers an exciting opportunity to create your dream home or weekend escape. Located directly across the road from peaceful bushland, the block provides a serene, private setting while still being close to all major conveniences.

The property comes with an existing single car garage and the structure for an in-ground swimming pool already in place—saving time and money when planning your future build.

#### Property Features:

- Huge 1549m<sup>2</sup> block with loads of potential
- Single car garage already constructed
- In-ground pool structure ready for completion
- Peaceful location in a quiet street
- Opposite natural bushland – no front neighbours
- Minutes to local shops, schools, hospital, and the M1 motorway

Whether you're looking to build your forever home, develop (subject to council approval), or invest in a rapidly growing area, this is a rare chance to secure a large parcel of land in the sought-after Lake Munmorah region.

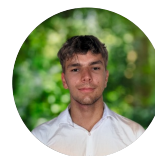
Opportunities like this don't come around often—enquire today!

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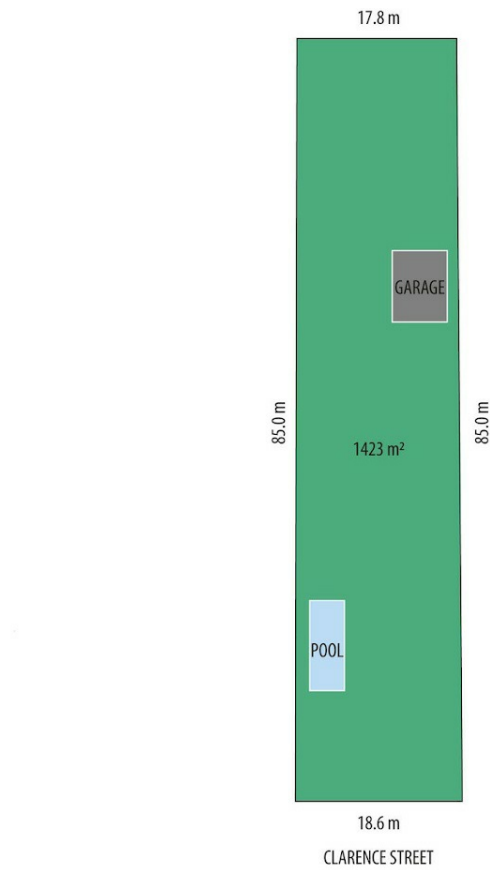
0 BED | 0 BATH | 2 CAR

PRICE:  
\$750,000 - \$820,000

OPEN FOR INSPECTION:  
N/A



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35 CLARENCE STREET, LAKE MUNMORAH



**Disclaimer:** This information has been provided to us from the vendor and/or their conveyancer or solicitor; no guarantee is given in respect of its accuracy. Any person viewing this information should make their own inquiries and only rely on those inquiries.



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.