



### 29 Myoora Road, TERREY HILLS FOR SALE



#### 4.2 acres on near-level land with commercial zoning RU4 plus!

Set on 4.2 acres of fully-usable near level land with two street frontages, this exclusive and versatile property has rare RU4+ zoning which allows the option to create a thriving commercial business, home and business or a trophy lifestyle estate with equine facilities, tennis court and pool (STCA).

Perfectly positioned within a stroll of Terrey Hills Swim Centre, private school buses, Terrey Hills Tavern, Terrey Hills Public School and Terrey Hills Village, it is a 10-minute drive to major shopping centres and a selection of beaches and only 30 minutes from Sydney's CBD.

Accessed via a long circular driveway, the residence is embraced by vast entertainers' decks, sprawling lawn and tropical gardens and comprises multiple living spaces, a tidy kitchen and bathrooms and spacious bedrooms. Designed for modern indoor/outdoor living, it provides a readymade layout for redecoration in preparation for tenancy or for occupation while awaiting approval.

#### Features

- Deck
- 2 Open Spaces For Vehicles
- Shed

#### Land size

4.20 Ac



**Shayne Hutton**

Co-Founder/Principal - Sales Lead

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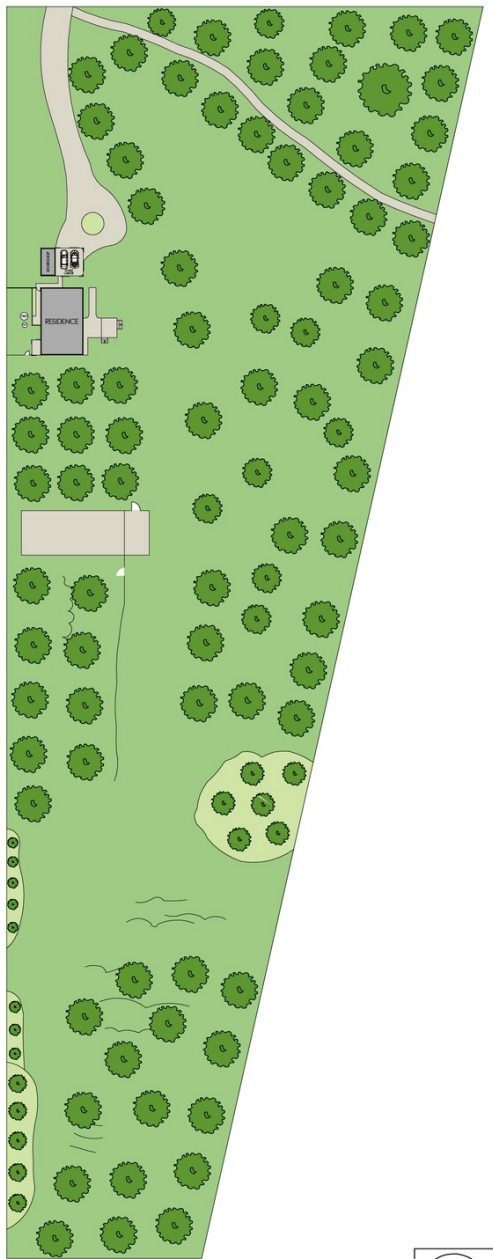
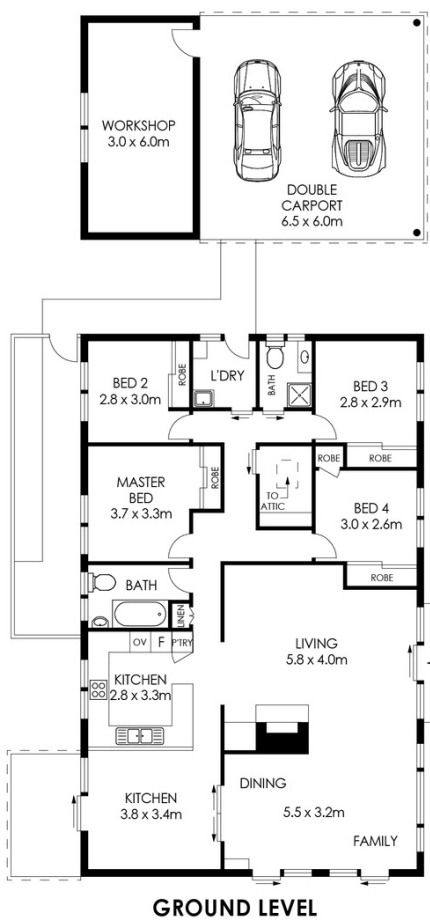
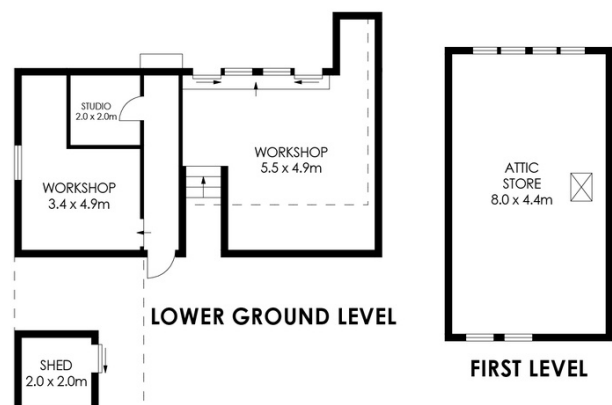


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**SITE PLAN**  
(NOT TO SCALE)



APPROX. INTERNAL AREA	=	226 m <sup>2</sup>
APPROX. EXTERNAL AREA	=	22 m <sup>2</sup>
TOTAL	=	248 m <sup>2</sup>
LAND SIZE	=	XXX m <sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.