



## 76 Burraneer Bay Road, Burraneer FOR SALE



### Duplex site in central location

Boasting great potential to create an ideal family home, and offering a rare opportunity to extend, or rebuild your dream home or duplex (STCA). Positioned in a family-friendly suburb this north-facing property is a four-bedroom full brick residence with two bathrooms.

This property is situated on a 726sqm level block of land, providing the opportunity to capitalise on the convenient location.

This ideal clean and clear block, situated central to all the best parts of the Shire, presents a great investment in today's market. Don't miss out on this exceptional offer!

#### Features:

- Four bedroom, two bathroom home
- Spacious open-plan layout with multiple living areas
- Spacious dining area opens out to an enclosed outdoor deck area
- Ready to move in now or lease for excellent rental return
- Permissible use STCA – dual occupancy/duplex (STCA)
- Level block, sunny aspect

Here is your opportunity to secure a large residential development site (STCA) only minutes from Cronulla beaches, schools, parks, shops, and 750m to the station.

#### Features

- Built-In Robes
- 2 Living Areas
- Study
- 1 Carport
- 1 Open Spaces For Vehicle

#### Land size

727.00 Sqm



**Norma Dominguez**

Principal - Norma Dominguez Property

M: 0422 164 243

E: norma.dominguez@smileelite.com



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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.