



### 6 Eleanor Avenue, Oak Flats FOR SALE



#### Attention developers, investors or first home owners

Unlock the potential of this charming 3-bedroom home nestled in a coveted location, offering not only comfortable living but also promising development opportunities, or knock down the existing structure to build your dream home. Boasting a quiet street within a sought-after neighbourhood, this property presents a rare chance to create your dream residence or explore lucrative investment prospects. This property has a DA approved for 3 modern townhouses. (R3 Zoning)

**Prime Location:** Situated in a highly desirable area of 743m<sup>2</sup>, this property enjoys close proximity to schools, parks, Stockland Shellharbour shopping centre. With easy access to major transportation routes, the location ensures convenience and connectivity, making it an ideal choice for families and investors alike.

**Comfortable Living:** The existing 3-bedroom home offers comfortable living spaces, including a functional kitchen, and a cosy living area. Brimming with potential, the residence provides a solid foundation for renovation or expansion to suit your lifestyle needs.

**Development Potential:** Beyond its current charm, this property boasts significant development potential. The property is DA Approved and is ready to build three modern townhouses. Information available upon request.

**Opportunity Awaits:** Whether you're a savvy investor looking to capitalize on the growing property market or a homeowner seeking to customize your dream home, this property offers endless possibilities. With vision and creativity, you can transform this diamond in the rough into a lucrative investment or your forever home.

**Endless Possibilities:** From a knock down rebuild, renovating the existing structure, building 3 townhouses or exploring a dual occupancy development (a granny flat), the possibilities are endless. With the right vision and planning, you can unlock the full potential of this property and reap the rewards for years to come.

**Don't Miss Out:** Opportunities like this are rare to come by. Don't miss your chance to secure this property and embark on a journey of transformation and prosperity. Whether you're an investor, developer, or homeowner, seize this opportunity to make your mark in a thriving real estate market.



**Monique Field**

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Enquire Today: Contact us now to arrange a viewing and discover the endless potential that awaits with this remarkable property. Don't delay—take the first step towards realizing your property goals and securing a bright future with this exceptional investment opportunity. Call Monique Field today on 0403021172.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

**Features**

1 Toilet  
Built-In Robes  
2 Living Areas  
Pet Friendly  
Deck  
Fully Fenced

**Land size**

743.00 Sqm



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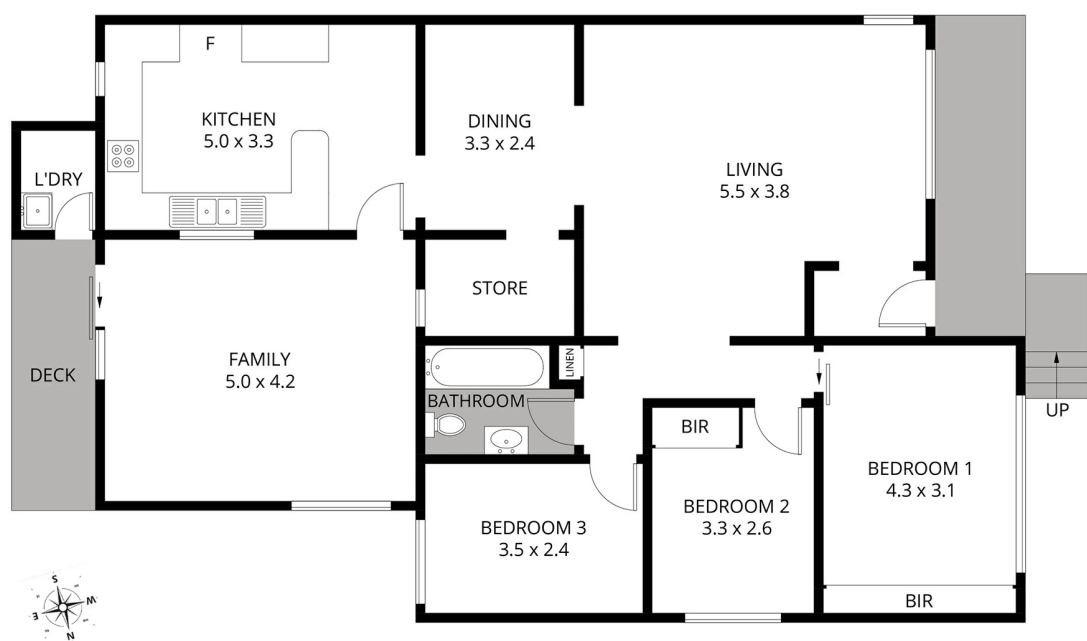


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.