



### Lot 52 17 Avondale Rd Cooranbong NSW

Located adjacent to the stylish new estate on Irene Crescent and a short walk to Avondale University, this block offers an opportunity for those seeking to build their dream home or an investment property.

With nice views over nearby bushland and a peaceful atmosphere, the convenience of being within walking distance to Avondale College (K-12), Avondale University, a short drive to Cooranbong Shops and cafes, schools (public and private) and only a 10 minute drive to Morisset CBD and the M1 Motorway, makes it as convenient as it is tranquil.

Blocks like this do not last long so get in quick to secure your future as opportunities like this rarely become available.

**Price** : \$ 400,000  
**Land Size** : 450 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/cooranbong/residential/land/6949730>



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