



### 5 Clifford Avenue Cooranbong NSW

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Located on a relatively level 743m2 R3-zoned (Medium-Density Residential) block in Cooranbong, this property provides a perfect family home or a high-yielding, dual-income property.

Featuring sought-after medium-density residential zoning (allowing townhouses etc subject to council approval) within walking distance to the heart of thriving Cooranbong (shops, public transport, sporting facilities etc), this property promises to be sought-after by a broad cross-section of buyers.

With plenty of room for a pool or second dwelling (STCA), side access to a detached double shed and a convenient location only minutes from the M1 Motorway or Morisset CBD, this property will be eagerly sought-after by families and investors.

**Price** : \$ 900,000  
**Land Size** : 743 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/cooranbong/residential/house/7792447>



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FLOOR 1



FLOOR 2

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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