



#### 40 Macquarie Street Bonnells Bay NSW

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\*\* Private Inspections available upon request by contacting Ben Wrigley on 0409 652 160 \*\*

Build over both blocks or utilise each block separately. The choice is yours!

Located on a reasonably level 809m2 block spread over two titles (Lot 12/17/1996 and Lot 13/17/1996) with a 20 metre frontage in a quiet street with views of Lake Macquarie, this home provides plenty of options for the buyer with an eye for potential.

Featuring a three-bedroom home on quality R2-zoned (Low Density Residential) land, opportunity awaits for investors, developers or savvy owner-occupiers who enjoy value and don't mind a bit of hard work.

**Price** : \$ 670,000  
**Land Size** : 809 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/bonnells-bay/residential/home/7944290>



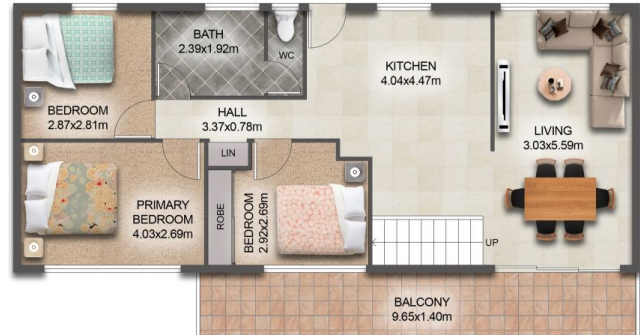
**Ben Wrigley**  
1300 322 366



**Kaine Robinson**  
0401199636



GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN

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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