



## 104 Avondale Road Cooranbong NSW

Interested in building?

Here is your opportunity to build your dream home or take advantage of a very strong rental demand and build an investment property - perfect for local university students seeking nearby accommodation.

Located close to Avondale School (K-12) and the soon-to-be built Cooranbong Town Centre (including Woolworths) and Avondale University, this block will be hotly contested.

Forming part of a modern and sought-after estate, this corner block offers a peaceful vibe with plenty of potential.

Zoning: R2 (Low-Density Residential)

Dimensions: Approx 42.3m frontage to Edwin Street,

**Price** : \$420,000 - \$460,000  
**Land Size** : 513.5 sqm  
**View** : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/cooranbong/residential/land/7978427>



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