



11 Tristram Road BEACON HILL, NSW 3 2 2

### Ideal for investors and developers

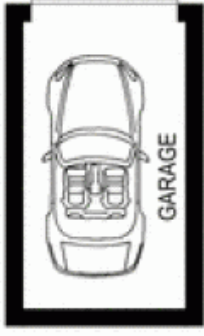
Covering 1,245sqm, this property is ready to be used to its fullest advantage. Ideal for investors or developers, it has potential for multiple dwellings or a subdivision STCA. It is moments to schools, transport, shops and beaches, and offers endless possibilities. Sun drenched near level land with a perfect north aspect  
Current plans include five townhouses to be built STCA  
Alternatively, renovate or rebuild into a dream family home  
Direct car/truck access to the backyard, perfect for building  
Huge private backyard with vast landscaping potential  
Footsteps to Beacon Hill primary school and transport  
Minutes to Warringah Mall, various surf beaches, cafes  
Comfortable to live in or rent out and rebuild/develop later  
Large lounge room flows to a rumpus/oversized sunroom  
Wide street frontage, lock up garage plus extra off street parking

**Price:** Price guide over \$1,100,000

**Stone Manly**

02 8962 2200





GARAGE

LOWER GROUND FLOOR



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. 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.



11 Tristram Road, Beacon Hill

**McGrath**