

**STONE**

17-19 Birdwood Drive Blue Haven, NSW

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### 2580m2 block

Positioned in the most popular street in Blue Haven opposite the water in a upcoming growth area of the central coast offering families a relaxed affordable lifestyle whilst still being convenient to all amenities. Close to Lake Haven shopping center, local cafes and restaurants. With handy access to the F1 and the best coastal beaches only minutes away. What an incredible opportunity to buy this property with 3 different options to purchase.

- Three bedroom home 1,457sqm on own title to buy with side access
- A massive 3 car garage with potential to convert to a granny flat STCA
- Garage/rumpus/bar room and resort style pool with extra carport
- Estimated rental return of \$550.00 - \$580.00 per week
- To build multiple townhouses STCA on both sites to be offered 1st online
- Zoned R1 with both blocks totalling 2,850m2 with enormous potential
- The huge vacant parcel of land situated on level fenced 1,393 m2
- Assuring total privacy and a perfect place to build your dreamhome

**Price:** \$1,450,000  
**Council Rates:** \$2,124.07/year (approx)  
**Water Rates:** \$683.92/year (approx)



**Renee Wright**

0499 179 460



**Cathy Maxworthy**

0415 450 197





(NOT IN POSITION)

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The floor plan is not to scale. Measurements are indicative and in metres. Solar or elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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