



## 1 Bentwing Street Cliftleigh, NSW

### Dual Occupancy Potential

Situated within a quiet pocket of ever-pleasant Cliftleigh, an ideal location for peaceful family living, 1 Bentwing Street is a parcel of land that presents an exciting opportunity for investment. Positioned on a sizable 654-sqm block, with an impressive 33-m frontage, this fantastic piece of land is ripe for development into a dual key home or duplex.

Only a short 8-minute drive to the Kurri Kurri CBD and accompanying amenities, and even closer to the Hunter Expressway, 1 Bentwing Street is particularly attractive for young and growing families, making it an ideal opportunity for investment. With an abundance of flat land to work with in an excellent location, you won't find better investment potential than 1 Bentwing Street.

- Land size: 654 square metres; 33.29 metre frontage (approximately)
- Quiet corner-block location at the top of Cliftleigh; short trip to the Kurri Kurri CBD and Hunter Expressway
- Easily developed land with great potential for dual key or duplex property
- Photo of example build and cost by Dixon Homes is attached

**Price:** \$385,000



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