



17 Ozone Street Freshwater, NSW



## Massive opportunity on a premium 1,354 sqm block

Lovingly held by one family since it was built over 70 years ago, this brick bungalow is simply brimming with potential and possibilities. Placed on the high side of the street with panoramic views across to Allambie Heights and Beacon Hill, the residence offers scope to move in, renovate or redevelop into one large residence or possibly two or three dwellings (STCA). Nestled in a tranquil family-friendly street, it is a short walk to Warringah Mall, parks, local primary schools, Freshwater village and on to Freshwater Beach.

- A rare blank canvas renovation/redevelopment opportunity on a prime block (STCA)
- The immaculately preserved 'Ursa' sits amid beautifully landscaped floral gardens
- Open-plan kitchen with dishwasher, and adjoining dining room which opens to a sunny verandah with sweeping views
- Two large bedrooms with views and one large bedroom with built-ins.
- Light-filled private bedroom / home office overlooking garden
- Tidy original bathroom plus covered external access to a large second bathroom
- Ample living room at the heart of the home

**Inspect:**

Saturday, 9th November 2024 1:00 - 1:30

**Auction:**

16/11/2024 09:00 am

**Price:**

Auction

**Council Rates:** \$854.80 p/q

**Water Rates:** \$172.79 p/q



**Adam Moore**

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**Mark Skeens**

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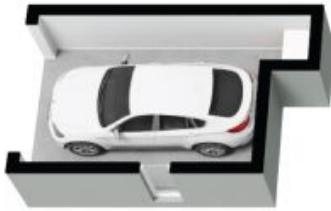


Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.