



138 Osborne Parade Warilla, NSW 4 1 1

## Create your beachside dream home on a level 790.4sqm (approx.)

Absolutely prime of position mere footsteps from the water's edge, this thrilling property brims with luxury lifestyle potential. Offered for the first time in over 50 years, it provides the perfect site for executive rebuild (STCA) complete with an impressive block size, scope for panoramic ocean views from a future second storey (STCA) and close proximity to Warilla's full range of family conveniences.

- Luxury home build opportunity or potential duplex site (STCA)
- Highly prized opportunity in one of Warilla's finest coastal addresses
- Stroll approx. 150m straight down the street to the beach and walking path
- Existing residence features a cosy and functional single-storey layout
- Live-in comfortably while you plan your ultimate 'forever home' project
- Neat and tidy kitchen, original bathroom, brand-new disabled access to rear
- Outdoor deck, large sunny and child-friendly backyard, off-street parking
- Peaceful setting approx. 650m from King Mickey Park, 900m from shops and cafes

**Inspect:** Saturday, 9th November 2024 2:15 - 2:45  
**Auction:** 05/12/2024 05:30 pm

**Price:** Auction



**Darnell Haselau**

0426 400 240

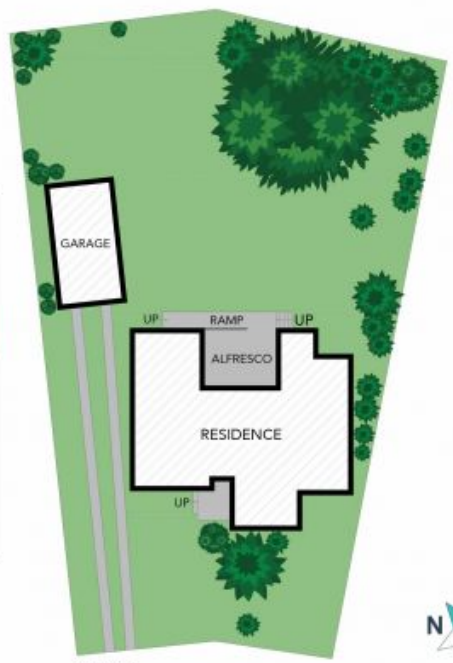


**Thanos Ellenis**

0421 381 696



138 Osborne Parade  
**Warilla**



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.