

## 2B Allen Street Austinmer, NSW

### Ready to build beachside

Presenting a rare opportunity to secure one of the last land parcels within a highly sought after location providing a 'blank canvas' of possibilities. Complete with DA approved plans for a stunning contemporary residence designed by Matt Carrall Architect. The level 460sqm allotment with a 15m frontage is ready to build upon straight away or design and build to your own specifications.

- Completely cleared and ready to build upon straight away
- Architect designed plans for a 230sqm of living and 124sqm basement
- New home will include basement parking and swimming pool
- Offering an opportunity to design and create your dream home
- One of the last remaining unoccupied blocks in this prime location
- Ideally positioned with easy access to quality schools and parks
- Walking distance to the beach, train station, local cafes and shops

Council rates: \$728.48pq

Land size: 460sqm

For the complete set of...

Price: \$1,200,000



**Paul Piacentin**

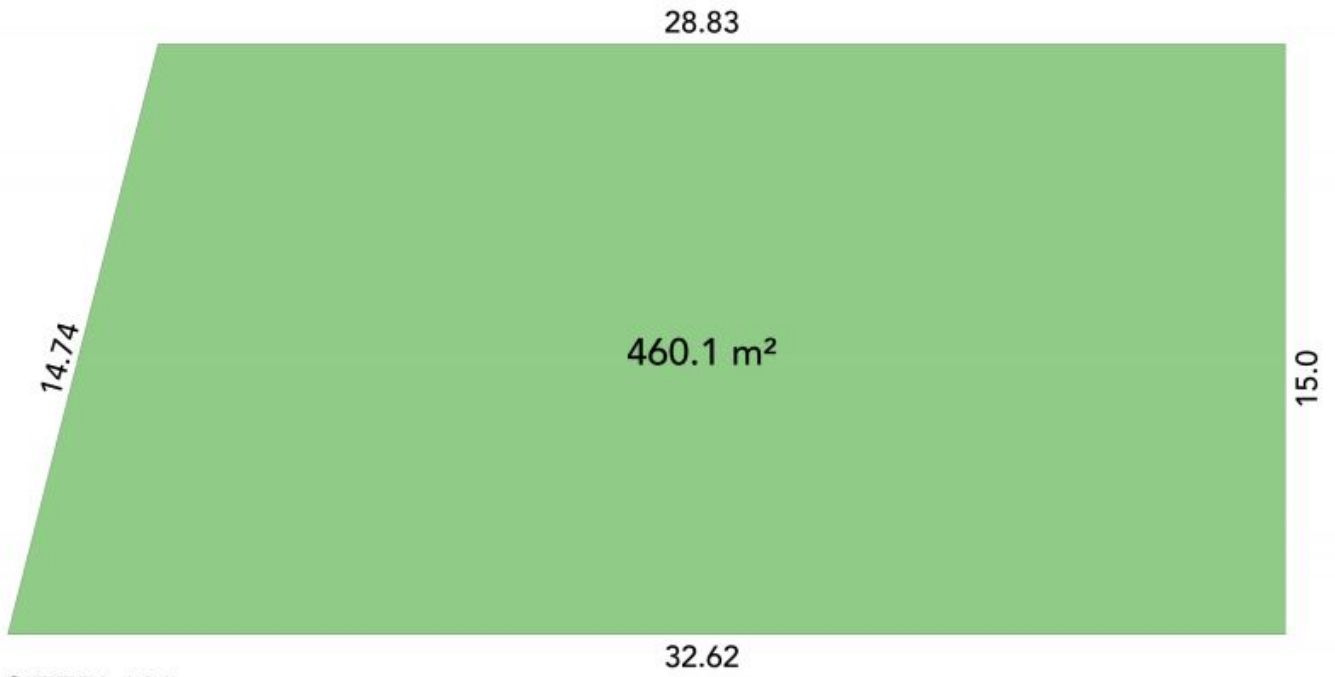
0411 754 884



**Angela Bolton**

0437 220 021





## SITEPLAN

The site plan is not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2B Allen Street, Austinmer  
stonerealestate.com.au

Produced by DIAKRIT