

30 Berkeley Road Glenning Valley, NSW

### Spectacular Lifestyle Opportunity

Tightly held and considered one of Glenning Valleys rarest premium properties, this stunning 15 acre parcel offers the convenience of a central location whilst being totally private from the rest of the world.

- \*Remarkably rare opportunity in tranquil picturesque setting
- \*Opportunity to develop, subdivide, and expand with many possibilities (STCA)
- \*Mostly cleared with pockets of treed wildlife sanctuary
- \*North easterly aspect capturing cooling sea breezes, and sun-drenched pastures .
- \*Zoned E3 and E4 Environmental Management, principally accommodating for low impact rural residential lifestyle pursuits.
- \*Plentiful room to include leisure and entertaining facilities.
- \*Gorgeous coastal hideaway to secure for future generations.
- \*Power on site, town water and sewer adjacent to front boundary.

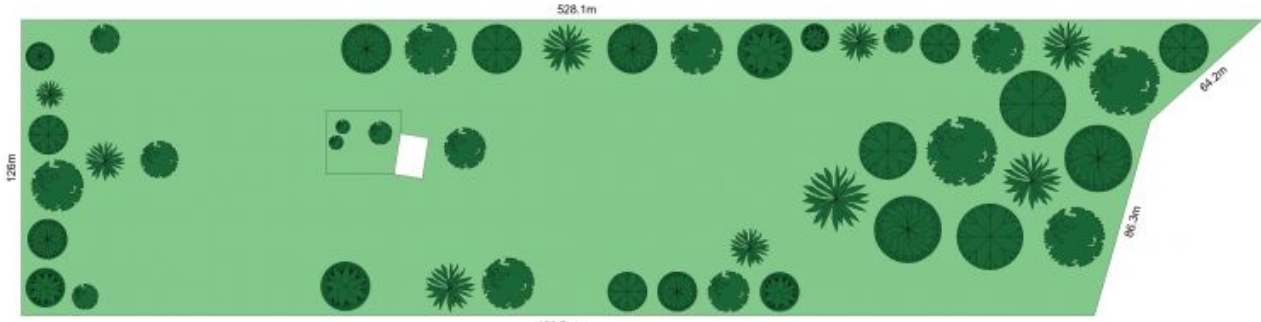
Perfectly located with schools, shops, transport and Tuggerah Lakes all within 4kms. This amazing opportunity presents one lucky buyer with the opportunity of a lifetime so don't delay, arrange your private inspection today.

Call Scott Wall on 0413 965 616 or Shaun Coffey on 0417 400 556.

**Price:** New to Market  
**Council Rates:** \$1,260.00 p/q



**Scott Wall**  
 0413 965 616



SITEPLAN



The site plan and floor plan are not to scale; measurements are indicative in meters. Symbols and trees are placed for illustrative purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

30 Berkeley Road, Glenning Valley

