



## 428 The Entrance Road Erina Heights, NSW

### Urgent Sale- Property Priced to Sell Today!

Don't miss this rare opportunity for prime business exposure and a place to live. With DA-approved house plans that STCA could provide a range of layouts to achieve both these objectives. Offering an ideal scenario for the savvy investor to build and achieve higher rental yields.

Located in a highly visible location on the Central Coast highway, the concept plans provide for a 125 sqm home office on the ground floor with a garage and multiple off-street parking spots. The Lower level is approved as a spacious 128 sqm 2-bedroom apartment with a study.

- Prime main road exposure
- Steps to bus stops, Ken Duncan Gallery and Sanctuary Caf?
- Near shops, a short drive to Gosford, Terrigal, and Wamberal
- Located only 90 minutes north of Sydney CBD
- The mostly cleared 509sqm block is a stroll to Central Coast Grammar School
- Currently deferred matter but council now has advertised as changing to zone C4 allowing for a wide range of uses

**Price:** Price Guide \$400,000

**Council Rates:** \$978.40/year (approx)



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