



Lake Macquarie

42 Maud Street



42 Maud Street Cardiff South, NSW 3 2 1

**Potential to add granny flat/large shed in prime location**

**Price:** \$755,000.00

Opportunity knocks in Cardiff South! With 657.6sqm of land. The level land is perfect for creating a family haven or building a dream shed (STCA). Explore the potential of this quiet, corner property between Warners Bay and Charlestown.

- Corner block with 13.72m frontage to Knight St, 48.16m frontage to Maud Street
- Tenant is happy to stay while you make your plans, or vacant possession available
- High ceilings, Blackbutt floorboards, split cycle a/c, security shutters
- Modern kitchen with electric cooktop, wall oven, double drawer dishwasher
- Fenced yard with space for storing boats, caravans and planning next build
- Single garage with extra storage and laundry with bathroom
- Near level fenced grassed yard to build granny flat/large shed
- 1300m - Cardiff South Public School, 3km - Cardiff High, 2km ? St Kevin's



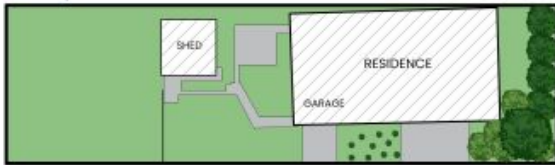
**Matthew Clarkson**

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42 Maud Street  
Cardiff South



Site Map



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.

