



52 Yugari Crescent Daleys Point, NSW

3 2 2

### Big block, Great views!

Ideally located within the prestige Daleys Point is this large block with great water views!

Opportunity to live, rent, renovate or rebuild!

Walking distance to local shops and cafe, 90 minutes north of Sydney CBD by road or rail.

Key features of this home include:

- Three bedrooms with built-in robes
- Combined living/dining area
- Separate downstairs space for work or play
- Two neat bathrooms
- Double carport with level access to the home
- Council rates \$2,006.65pa approx
- Water rates \$994.02pa approx

**Price:** \$990,000-\$1,080,000  
**Council Rates:** \$2,006.65/year (approx)  
**Water Rates:** \$994.02/year (approx)



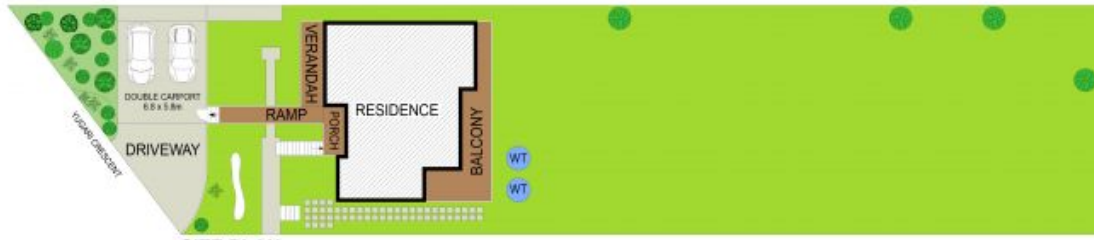
**Christel Renton**

0417 208 314

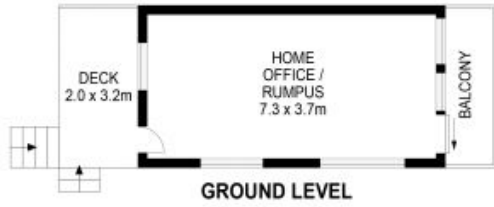


**Zen Frediani**

0499 266 252



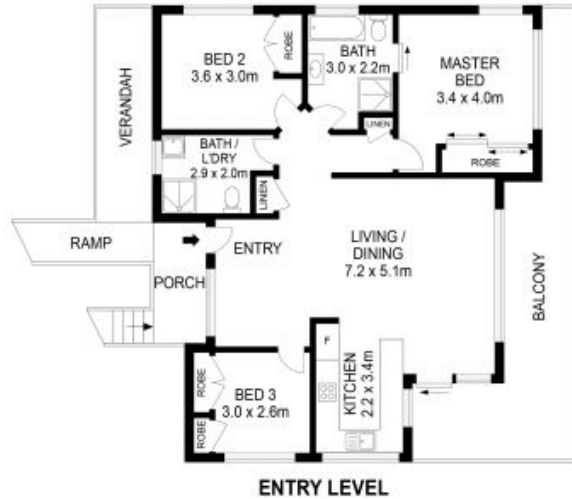
**SITE PLAN**



**GROUND LEVEL**



**LOWER GROUND FLOOR**



**ENTRY LEVEL**

The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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 of accuracy.