



28 Pelican Street Swansea, NSW

4 2 1

### Talk about potential

Boasting a fantastic, central location, and a long list of features ripe for utilisation this unique property on Pelican Street presents as an incredible opportunity for those ready to apply their creative flair and reap the rewards. The home itself features a duplex-esque layout with the ability to be seamlessly split into two separate two-bedroom homes. Investing in or to call home yourself images the opportunities for flexibility that this offers.

Price: \$975,000



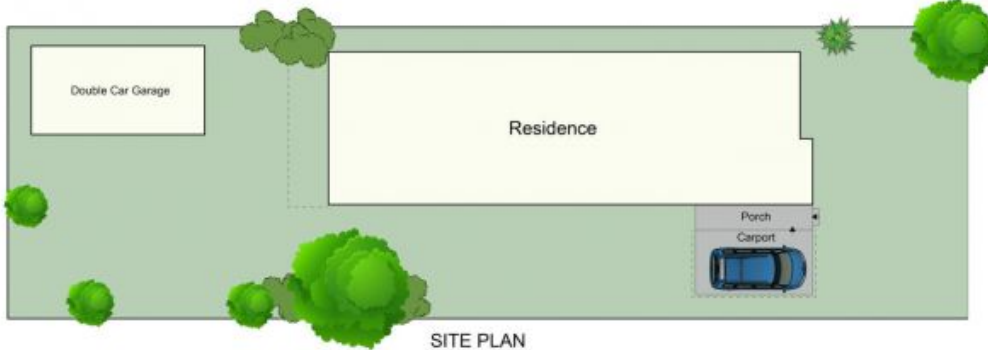
**Tony Rich**  
0410 427 474



(NOT IN POSITION)



GROUND FLOOR



SITE PLAN



28 Pelican Street, Swansea