

**11 Ulster Avenue, Warilla, NSW 2528**

THE AGENCY

**Sold House**

Friday, 1 September 2023

11 Ulster Avenue, Warilla, NSW 2528

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 985 m2

Type: House



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## Contact agent

Occupying a huge level corner allotment with a phenomenal 24 metre frontage, this original brick & tile beauty on a squarely proportioned parcel represents a wealth of opportunity. Sunny, spacious & solid, the existing home will suffice as long as necessary, but with a healthy dose of imagination & a side order of ambition, the possibilities are endless. With convenient access to schools, sporting fields, parkland, beach, public pool, sports clubs, & Warilla shopping precinct, this north east facing holding is ripe for development.- 3 generous bedrooms. Family bath includes full size tub & separate shower.- Sun-blessed living room adjoins dining area & substantial cook's kitchen.- Secure lock up garage plus additional off street parking.- Ultimate fully fenced level back yard. Cricket anyone? - 18 solar panels generating free energy.- Zoned R2 Medium Density Residential Development.- Development opportunity subject to council approval.