

**11B Hill Street, Warriewood, NSW, 2102**

**Sold House**

Monday, 15 May 2023

THE AGENCY

11B Hill Street, Warriewood, NSW, 2102

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Steven Crooks

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## **Rare DA Approved Subdivision on Large Sunny Block**

Rare opportunity to secure one or both near level, flat building blocks with great escarpment and ocean views on the Northern Beaches.

This subdivision is approved for one block of 512m and the second, a generous 550m parcel of land.

Alternatively, build your dream home on the 1,328m site and enjoy the privacy and space that a large block provides.

Option to retain the swimming pool as a bonus.

The existing property includes a substantial 2 storey house with two separate dwellings and combined rental income of \$1,600 per week.

Knock down and rebuild, develop or retain a profitable dual income rental. The choice is yours.

- Enjoy Endless sunsets
- Elevated position.
- Concrete swimming pool
- Walking distance to the beach.
- Views to the ocean and escarpment.
- Close to transport.
- Private access.
- Good tenants in place.