

**415 Lawrence Hargrave Drive, Thirroul, NSW 2515**



**Residential Land For Sale**

Saturday, 4 May 2024

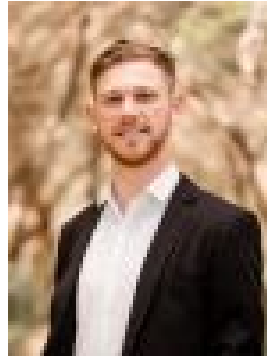
415 Lawrence Hargrave Drive, Thirroul, NSW 2515

Area: 5550 m2

Type: Residential Land



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## **Auction if not sold prior**

This spacious parcel of land is situated only minutes walk from the centre of town and boasts a picturesque backdrop of the Northern Illawarra escarpment. It provides you with an amazing canvas to build your dream family home with plenty of room to move.

**THE PROPERTY**• The block is flat and sunny with a creek running through the backyard, adding a touch of natural beauty and providing a unique feature that separates this from other standard homes in the area. • Access is via a private road, giving you the opportunity to create a grand entrance to your new home. • Set back from the main road with a native trees providing screening for privacy & sound. • R2 residential zoning - 05:1 floorspace ratio & 9 metre height restriction • Plans for 4 bedroom home available upon request • NOTE: There are some restrictions on the block. Not suitable for medium/high density development.

**LOCATION & LIFESTYLE**: • Thirroul, renowned for its breathtaking coastline, stands as the ideal destination for those who yearn for a lifestyle that seamlessly combines the allure of urban sophistication with the tranquillity of coastal living. • Being positioned close to the heart of Thirroul means you can leave the car at home when walking the kids to school, visiting the coffee shop or heading to the train station. • Access to Bulli Pass and the Princes Highway is only moments away, meaning you have easy access to both Sydney, Wollongong and everything in between. • This charming coastal gem is strategically positioned, just an hour's journey south of Sydney's CBD, and approximately 30 minutes north of Wollongong's CBD, making it an exceptionally accessible location for those seeking a balanced blend of both city and coastal living.

Call Mattias today on 0466 627 226 today to ensure that you don't miss out... \*\* Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Ray White Helensburgh makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.