



**Clovelly, NSW**  
304 CLOVELLY ROAD

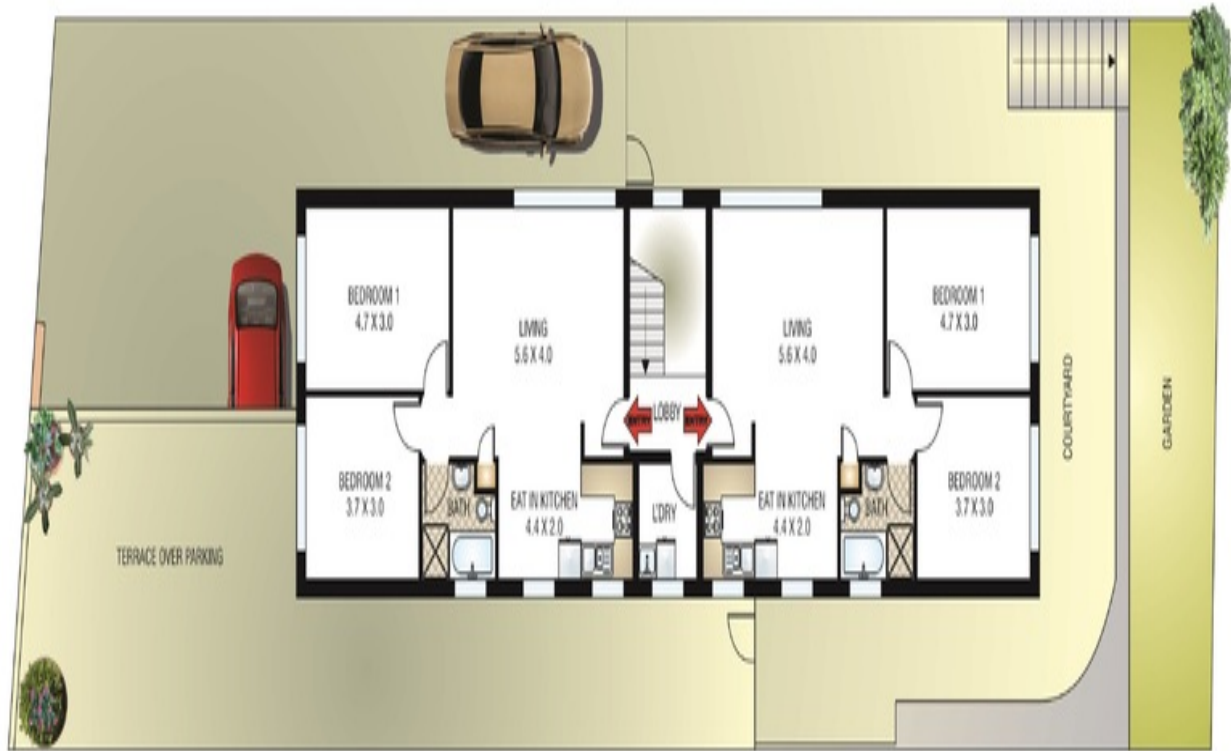
<b>1</b> BED	<b>6</b> BATH	<b>5</b> CAR	<b>POCKLEY &amp; RODERICK</b>
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Constructed in the 1960's this block of six is in sound condition and offers an opportunity for both the investor and developer. Enjoying an elevated position facing north and overlooking the valley with unrestricted outlook. The building is constructed of full brick with suspended concrete slabs supporting parquetry floors. Two flats on each of three floors separated by a shared laundry on each level - the flats have no common walls. Huge utility area with redevelopment potential (STCA). The property should suit investors, developers and self-managed superannuation funds.

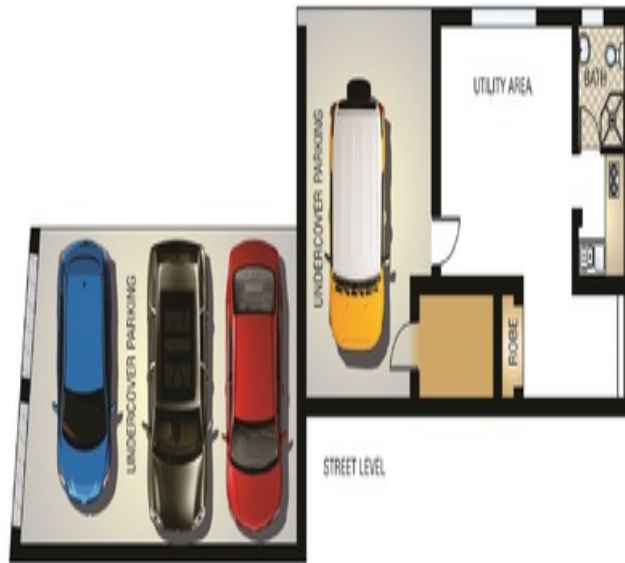
- First time offered in almost half a century

**SOLD**

**Council Rates:** \$6,318/year (approx)  
**Contact:** Tim Pockley  
 0402913225  
**Type:** Block of Units  
**Sold Date:** 02/06/2015  
**Land:** 460m2  
<http://www.pockleyroderick.com.au>



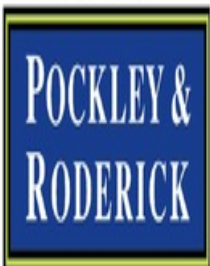
TYPICAL UPPER LEVEL AND SITE PLAN



304 Clovelly Road  
CLOVELLY



FLOOR PLAN BY BORTEX PTY LTD PH: 0414 922 079



**WARNING:** Any financial or investment advice provided by the Agent is of a general nature only, whose preparation does not take into account the individual circumstances, objectives, financial situation or needs of the person. You are advised to consult with your own independent financial and/or investment advisor.

**DISCLAIMER:** The information contained herein has been provided by our Principal and third parties, which we merely pass on without any representation or warranty given, intended or implied by us as to its correctness and with no liability accepted by us in this regard. You must rely on your own inquiries as to its accuracy or otherwise.\*

Plans shown are only indicative of layout. Dimensions are approximate.

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