



Clovelly, NSW
304 CLOVELLY ROAD

1 BED	6 BATH	5 CAR	POCKLEY & RODERICK
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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)

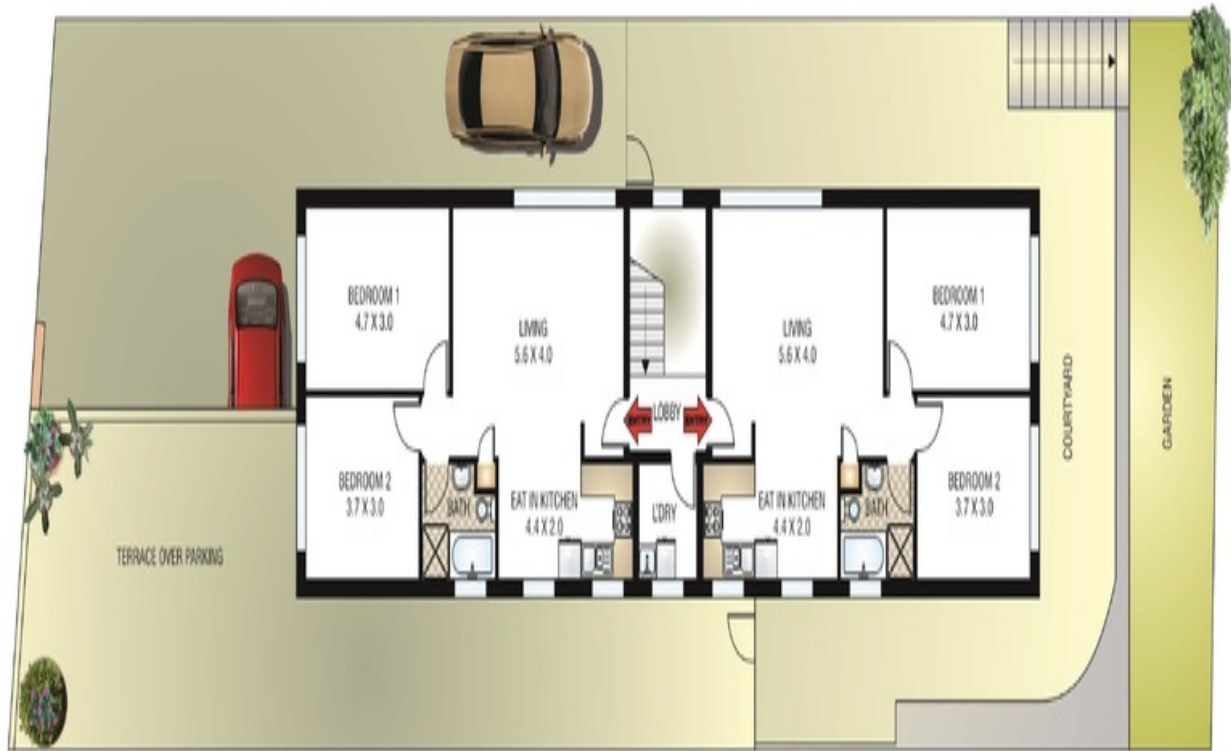
Contact: Tim Pockley
0402913225

Type: Block of Units

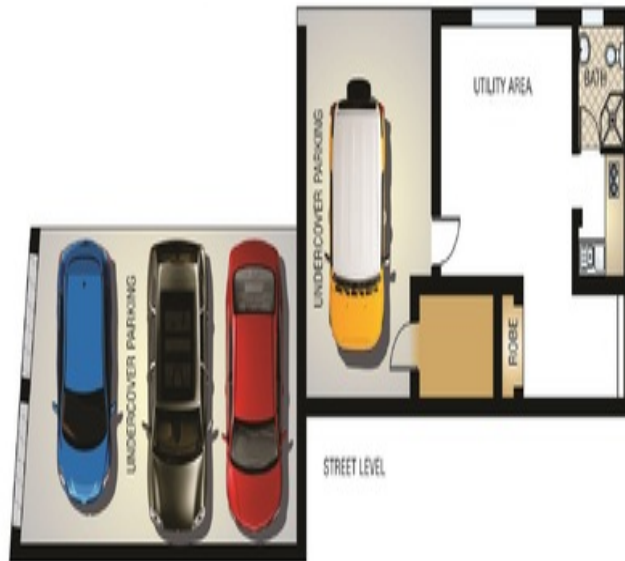
Sold Date: 02/06/2015

Land: 460m2

<http://www.pockleyroderick.com.au>



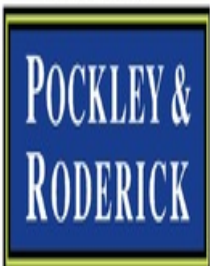
TYPICAL UPPER LEVEL AND SITE PLAN



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.

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

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