



Bangor



12

## 5 ACRES ( over 20,300m<sup>2</sup> ) of RIVERSIDE LAND

Positioned within one of the districts most highly sought riverside enclaves, this truly unique and huge parcel of land is being offered for sale for the first time in over 40 years.

Natural bushland, creek, and elevated views all feature on this impressive site set amongst quality urban suburbia.

- Impressive site of approximately 5 acres or over 20,330 square meters of land
- Existing cottage, workshops, carports and an array of various improvements
- Serene and tranquil setting
- Set in a highly sought riverside enclave
- Convenient locale only moments to Sutherland CBD and Menai and Bangor commercial precincts

For further details &/or an inspection of this truly unique and huge parcel of land please call Jon Brookes 0416 069 169, Brett Ramsey 0451 922 229 and & the team at Brookes Partners Real Estate on 9544 5555.

### Note:

- Current access is via between No's 41 and 43 Menai Road however does not form part of title.
- Whilst they physically exist no warranty to access nor existing improvement approvals are provided by the vendor or their representation.
- Overlays are provided for approximate positioning and do not constitute to representation of true boundaries.

**Type** : Development

**Land Size** : 5 Acres

**View** : <https://www.brookes.net.au/sale/nsw/sutherland/bangor/commercial/development/7723183>

**Jon Brookes**

m: 0416 069 169

o: 9544 5555

e: [jb@brookes.net.au](mailto:jb@brookes.net.au)