



## 61 Attunga Road Yowie Bay NSW

5 2 3

Ideally positioned in the highly sought after Yowie Bay peninsular is this spacious family residence offering tremendous opportunities. Currently the home provides a dual living arrangement for a large family and provides separate two bedroom in-law accommodation featuring a modern kitchen and bathroom plus sunny terrace and inground swimming pool.

As an alternative, a substantial land holding of approximately 771.4sqm is on offer that is Zoned R2 Low Density Residential with DA Approved plans for a duplex development.

The choice is yours, move in, renovate, build your dream home or Duplex Development and relish in the enviable location with Yowie Bay boat ramp, local public schools,

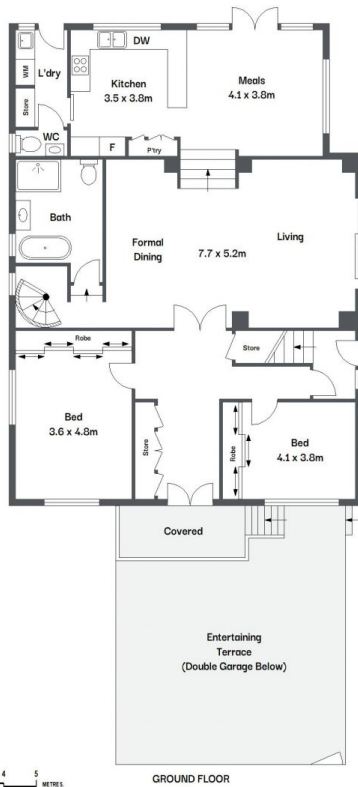
**Price** : Forthcoming Auction  
**Land Size** : 771.4 sqm  
**View** : <https://www.gibsonpartners.com/sale/nsw/sutherland/yowie-bay/residential/house/7850127>



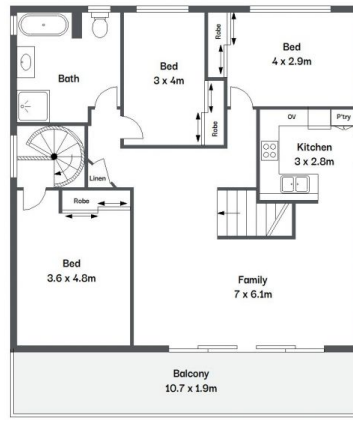
**Ivan Lampret**  
02 9523 1333



**Karla Madgwick**  
02 9523 1333



GROUND FLOOR



FIRST FLOOR



SITE PLAN (NOT TO SCALE)

0 1 2 3 4 5 METRES

Gibson Partners Real Estate Pty Ltd

**FLOOR PLAN** ON DEMAND Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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**GIBSON**