



### 155/36 Bargan Parade Crangan Bay NSW

Yes this big level 903 square metre corner block is ideal for those of you looking for your dream homesite that will house yourself and your toys.

Easy access corner location giving you the freedom to get your toys in off the road.

OR

For the investor or developer - Duplex developments may be permitted on the corner blocks in this estate provided by they comply with the design guidelines for the estate. Subject to approval this may enable you to get two incomes or keep one and sell the other.

Subject to approval you may have the freedom to have vehicle access from Barbin Drive and / or Bargan Parade.

Less than 200 metres from the shores of Lake Macquarie this near level lot is perfect for that dream home with filtered water views of the lake through the reserve and playground across the road and enjoy daily walks along the

**Land Size** : 903.9 sqm

**View** : <https://www.andrewmcgrathfn.com.au/sale/nsw/central-coast-region/crangan-bay/residential/land/7635338>



**Andrew McGrath**  
(02) 4972 1066