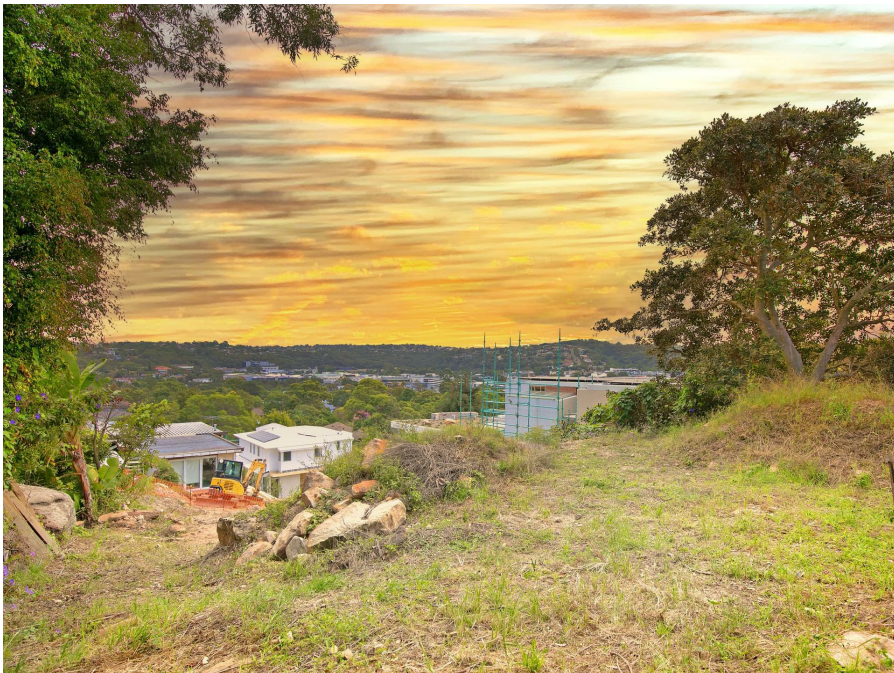


9A Ozone St, Freshwater, NSW 2096

Sold - 13/12/2024

House 5  3  2 



Build Your Dream Home - Freshwater

What an opportunity!

DA approved plans for your family home with elevated views. A wonderful position and location with the beach and village nearby, access to Warringah Mall and B-Line just moments away.

Open for Inspection

By Appointment.

* All criteria has been successfully met with regards to Land Titles and Council requirements such as:

- Survey plans
- New driveway
- Storm water drainage
- On site detention tanks (OSD)
- NBN connection
- Sydney water connected
- Electricity connected
- Gas connected
- DA plans

The current owner has been graciously able to supply the following:

- * DA approved plans for a 5 bedroom home consisting of three levels, lift, double garage and inground pool
- * A second set of plans has now been completed for an alternative build by ICON Homes
- * Two independent excavation quotes have been gained to review and engage with to then start your build

Estimates:
Excavation and build costs range from commencing \$1,276,000 approximately depending on your finishes (Subject to building contract)

Notes:
Freshwater medium house price as of December 2024 is \$3,725,000
[Source realestate.com.au]
Freshwater New Build house prices are significantly higher than the median

Listed By
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