



9 Bruce Court, Berwick

Speculate or Renovate!


Ideally positioned in a quiet court within walking distance of primary & secondary schools and currently featuring a 3 bedroom, 2-bathroom home that's seen better days!

A fantastic development opportunity exists with a current planning permit in place for two independent (side by side) dwellings.

Ready to be commenced with engineering, structural & geotechnical comps completed.

Alternatively, an owner/renovator could rework the existing home to become a comfortable modern home on a larger than average (650m<sup>2</sup>) allotment.

3  2  2 

 650 sqm

**\$470,000-\$517,000**

ID# 11005121799



**Peter Watson**  
0418 105 402



**Jack Hawkins**  
0429 837 966

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