



**9 Bruce Court, Berwick**

3 2 2

**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.

650 sqm

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

ID# 11005121799



**Peter Watson**  
0418 105 402



**Jack Hawkins**  
0429 837 966

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.