



## 28 Delprat Avenue Beresfield NSW

3 1 2

Looking for an entry level home that's perfect to renovate or maybe your after a great size, flat block with great street appeal to build your dream home? (STCA)

Welcome to 28 Delprat Avenue, Beresfield.

Situated on a flat 645sqm block with 15m frontage and based in a convenient position to shops, schools and transport, this blank canvas is perfect for those wanting to build brand new or utilise the R2 zoning with potential for a duplex, units (STCA) or add value by way of a partial or complete renovation and add on a granny flat (STCA).

Situated within a 6 minute walk to Beresfield shopping precinct, a 10 minute walk to Beresfield train station, 25 minutes' drive to Newcastle CBD, 5 minutes to M1 Motorway and 15 minutes to Stockland Greenhills this 3

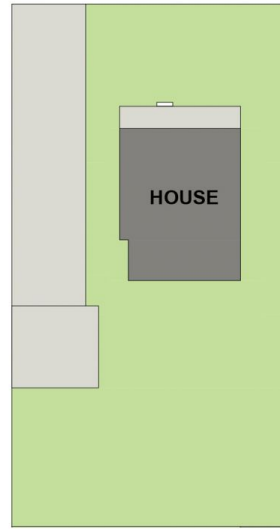
**Price** : \$ 550,000  
**Land Size** : 650 sqm  
**View** : <https://www.dowlingnewcastlehunter.com.au/sale/nsw/hunter-valley-lower/beresfield/residential/house/7942488>



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**SITE PLAN**  
(Not to Scale)



**DELPRAT AVENUE**

**28 DELPRAT AVENUE, BERESFIELD**

DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.