



21 Nicholas Avenue Forestville NSW

4 3 1

Offered to the market for the first time in over 50 years and brimming with endless potential and possibilities, 21 Nicholas Avenue is a rare and incredible opportunity that simply doesn't come around very often.

This 4 bedroom, family home sits on a large and impressive 986m2 block, located within a level 200m walk to Forestville shops. It really couldn't be any more convenient.

Renovate and add significant value, capitalising on this A1 prime location or knock down and build your forever dream home. With the land size this big a granny flat (stca) would work exceptionally well and not impact space, still leaving you with lawn area and the pool for the kids.

The home offers plenty of natural light and a sense of

Price : \$ 2,580,000
Land Size : 986 sqm
View : <https://www.skylinerealestate.com.au/sale/nsw/northern-beaches/forestville/residential/house/7792648>



Damien Dwyer
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Stuart Bath
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Ground Floor

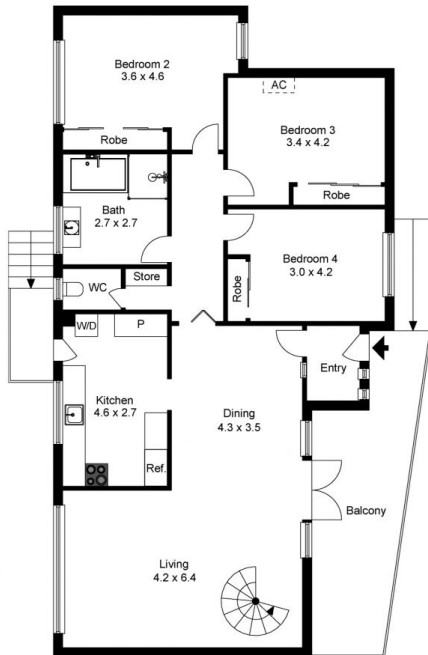


Lower Ground Floor

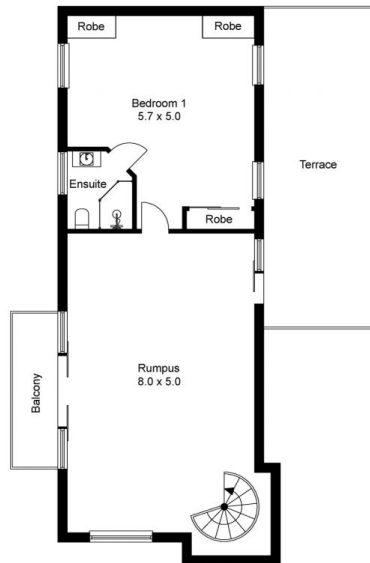


The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

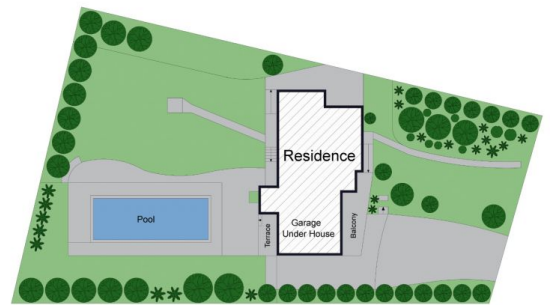
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Ground Floor



Lower Ground Floor

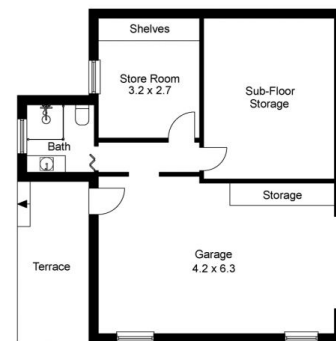


Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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(Not In Position)