

## 57 Pelican Street Swansea NSW

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Located on a level corner block of 581 square metres with a 20 metre frontage to both Wills Street and Pelican Street this could be the ideal site for your dream home ( subject to council approval).

Zoned R2 Low Density Residential the site lends itself to a variety of uses all subject to council approval including secondary dwellings, dual occupancies, semi detached dwellings and seniors housing.

The existing single level home features two good size bedrooms, large living and dining area, good size kitchen and bathroom with separate bath and shower.

You can enjoy an evening drink and take in the breeze on the covered front veranda or take a stroll to the Workers Club for a quick feed, its less than 150 metres away!

**Price** : \$985,000  
**Land Size** : 581 sqm  
**View** : <https://www.andrewmcgrathfn.com.au/sale/nsw/lake-macquarie-east/swansea/residential/house/8040954>



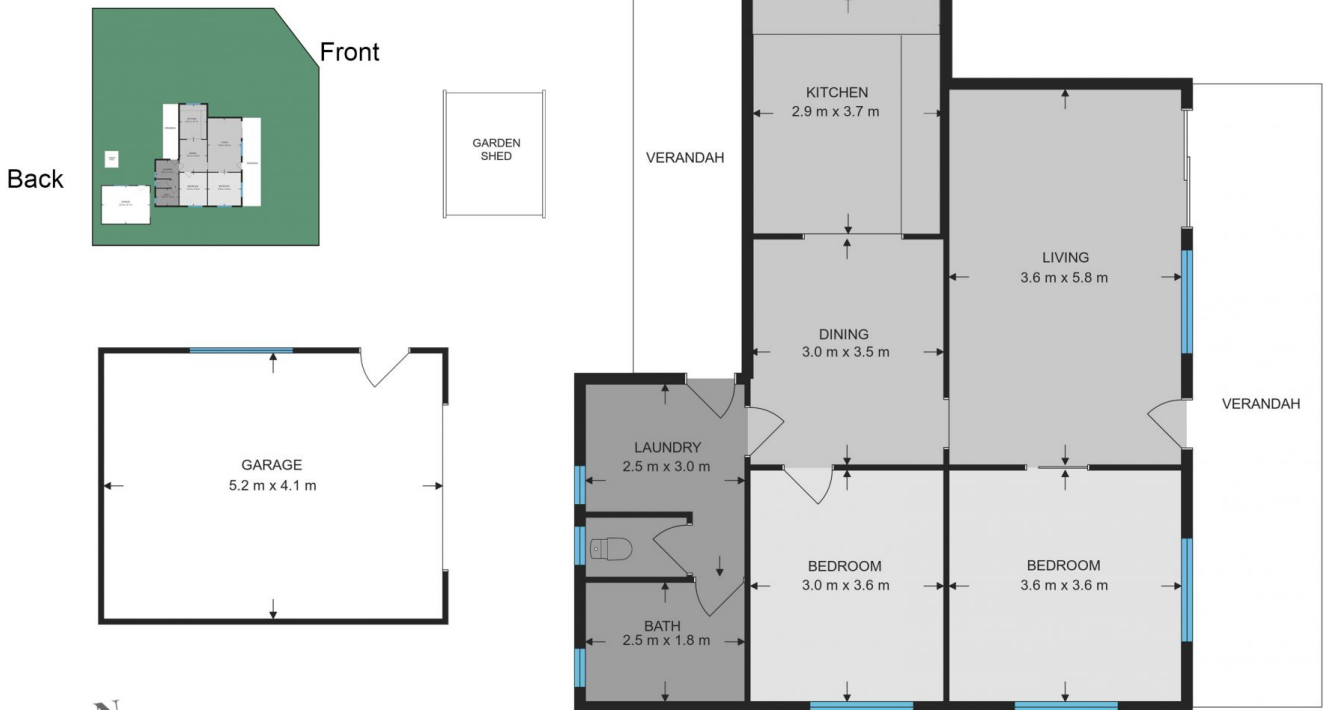
**Andrew McGrath**  
**(02) 4972 1066**

<https://www.andrewmcgrathfn.com.au>

# 57 Pelican Street, Swansea

Main Floor Total Interior 76sqm

## Site Plan



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*Measurements are approximate and are to be used only as a guide*