



## Lot 64/128 Amaroo Drive Smiths Lake, NSW

### All the Hard Work is Done!

This sunny elevated block of land, sitting on the high side of one of Smiths Lakes most popular addresses, is all ready to go. All the required reports have been completed (Bushfire Assessment - Slope Stability Assessment ? Arborist report ? - 3 Phase power to site - Energy Rating Certificate and a D/A currently in council, for a lovely three-bedroom home + rumpus/games room)

All town services are available, and it is only minutes to local shops and a short drive to stunning beaches and beautiful lakes, where you can swim or launch your boat/kayak.

This could be your perfect opportunity to build high and be rewarded with lovely coastal breezes and lake glimpses.

\*NB. We have obtained all information in this document from sources we believe to be reliable.



**Sharon Teague**

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Council Rates: \$316.00 p/q

Water Rates: \$268.00 p/q