



## 150 Nicholson Parade CRONULLA NSW

5 2 3

Positioned in a great location within the prestigious South Cronulla peninsula is this double storey home with Duplex and new build potential ( S.T.C.A )

**Land Size** : 619.7 sqm  
**View** : <https://www.crippsandcripps.com.au/sale/nsw/sutherland/cronulla/residential/house/7904697>

Occupying a commanding position on the high side of the street with a slight slope for drainage this 619.7 square metre parcel of land with a 16.23 metre frontage is a perfect opportunity to capitalize on the premier location.

Exposed timber floors in main living, high ceilings with air conditioning  
Formal entrance foyers/sun rooms, bright & spacious living rooms

Two kitchens, two bathrooms, five generous bedrooms

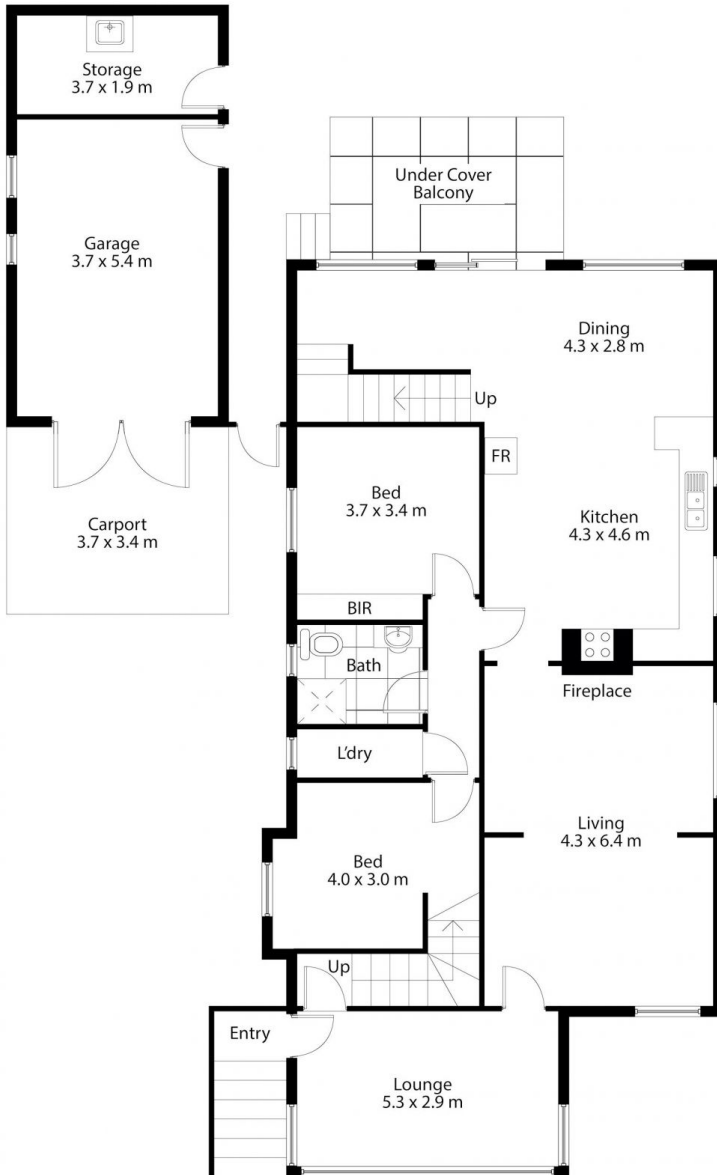
Separate entrances for dual income potential

Generously proportioned throughout

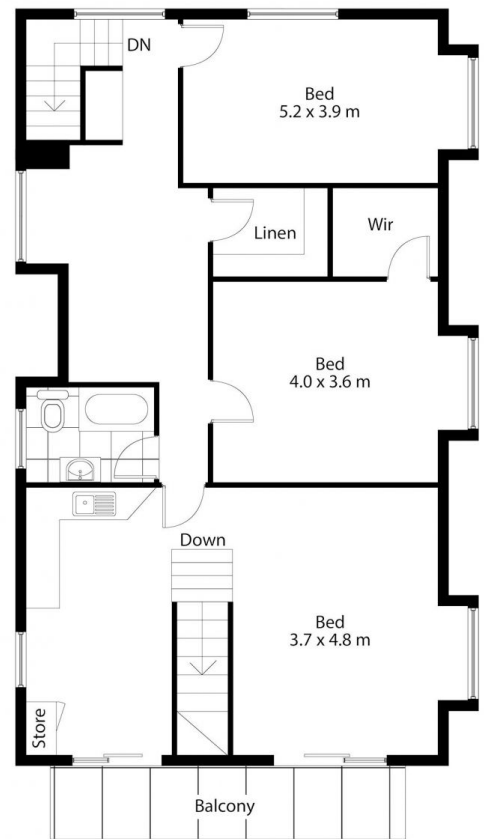
Lock up garage plus two undercover spaces and additional



**Jason Hawes**  
02 9523 6511



GROUND FLOOR



UPPER FLOOR

## 150 Nicholson Parade, Cronulla

DISCLAIMER: All care has been taken in preparing this floor plan, however the accuracy is not guaranteed and no liability will be accepted for any reliance placed upon it

Produced by Sydney Media Projects, email: [sydneymediaprojects@gmail.com](mailto:sydneymediaprojects@gmail.com)