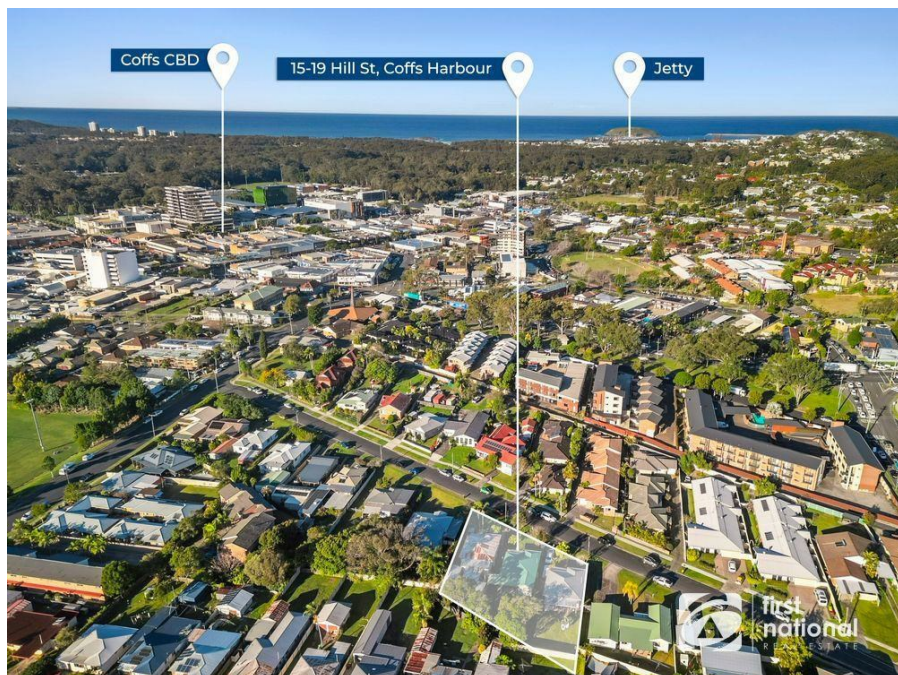


## 15-19 Hill St, Coffs Harbour, NSW 2450

Offers invited - Close 14 Oct

Residential Land



### Development opportunity in prime central location

Offers to purchase to be submitted prior to 5pm on Tuesday 14th October 2025.

- Total site area: 1612.5m<sup>2</sup> (3 x 537m<sup>2</sup> blocks approximately)
- Zoning: R4 High Density Residential
- Development Potential: Medium Density townhouse development (STCA)
- Configuration: Level site across three adjoining blocks
- Location: Prime position within walking distance to Coffs CBD, schools & shops

#### Open for Inspection

By Appointment.

This is an exceptional opportunity for developers and investors alike with this rare landholding comprising three adjoining blocks in the heart of Coffs Harbour. Zoned R4 High Density Residential and totalling approximately 1,612.5m<sup>2</sup>, the site presents outstanding scope for a medium density townhouse development, subject to Council approval.

Each block currently includes an older-style dwelling, all separately tenanted and generating holding income, which could potentially continue while plans are considered, approvals are sought and the purchaser is ready to start their new project. The size, zoning and central location of the site make it one of the area's most versatile and well-positioned offerings.

Positioned just a short walk to local schools, shopping centres, medical facilities, and the Coffs Harbour CBD, the location offers unbeatable convenience and strong future growth prospects. Whether you're looking to redevelop, landbank, or secure a large central site, this is a rare and highly flexible opportunity not to be missed.

Approximate council rates \$3,210 each (x3).

Offers to purchase details:

- Enquire via this listing to receive copies of the plans, more specifics and offer form
- Written offers are required by 5pm, Tuesday 14th October
- Early submission is encouraged to remain updated
- Prospective buyers are advised to consult with their builder or planner

#### Listed By

Rich McKeon  
Phone: (02) 6652 1144  
Mobile: 0412 412 836

Caroline Campbell  
Phone: (02) 6652 1144  
Mobile: 0402 889 441

