

305 Marius And 46 Byrnes Ave, Tamworth, NSW 2340

\$1,170,000

Residential Land



Prime Dual-Title Development Opportunity in a High-Exposure

Positioned in a prominent and high exposure location, this exceptional offering presents a rare opportunity to secure two adjoining titles with outstanding future development potential (STCA). Whether you're a developer, investor, or land banker, this sizeable combined holding offers flexibility, exposure, and endless possibilities.

Open for Inspection

By Appointment.

Set across a generous combined land size of 1,275m², the property comprises:

305 Marius Street - 544m²

46 Byrnes Street - 731m²

Currently occupying the site is an older residence that is considered a knock-down, allowing purchasers to maximise the full potential of this prime parcel. With dual street frontage, excellent accessibility, and surrounding commercial and residential activity, the property is ideally suited for redevelopment, townhouse project, units or future investment (STCA).

Whether your vision is immediate redevelopment of the house with a granny flat (STCA) or securing a strategic site for the future, opportunities of this scale and location are becoming increasingly difficult to find.

Property Highlights

- Two separate titles offered together
- Total land area of 1,275m²
- 305 Marius Street - 544m²
- 46 Byrnes Street - 731m²
- Existing residence suitable for demolition
- Dual street access and excellent exposure
- Outstanding redevelopment potential (STCA)
- Ideal for developers and investors
- Convenient location close to the CBD, schools, shops and essential services

Tamworth has established itself as one of NSW's leading regional centres, driven by sustained population growth, a diverse multi-billion dollar economy and

Listed By

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