

33 Bdwy, Burringbar, NSW 2483

\$1,450,000

House 3 1 2



Double Delight in the Heart of Burringbar Village

House with an upside

33 Broadway, Burringbar presents a unique opportunity rarely available in the Northern Rivers market. Combining a beautifully restored character home with approved future development potential, the property offers both immediate lifestyle appeal and long-term value creation.

Located in the heart of Burringbar Village, the property comprises a charming three-bedroom residence positioned on approximately 400m² of the site, leaving approximately 600m² available for future development.

Adding significant value is the existing Development Approval for a staged four-tenancy mixed-use development, creating exceptional flexibility for owner-occupiers, investors and business-minded purchasers.

This is genuinely a "double delight" opportunity, securing both a quality residence and valuable future development potential on a single title.

Development Approval

The property benefits from an approved mixed-use development consisting of four commercial tenancies:

1. Hairdresser: 33m²
2. Cafe including courtyard: 156m²
3. Takeaway: 89m²
4. Food factory including mezzanine: 96m².

N/B 13.5 Car parking credits (due to previous use of the site)

A significant advantage is that the approved development has been designed to be constructed in stages, allowing flexibility for future owners.

With the soil remediation works already completed, this is a "shovel" ready development opportunity.

Listed By

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Open for Inspection

By Appointment.

