

405 Princes Hwy, Woonona, NSW 2517**\$625,000 plus GST if applicable**

Medical/Consulting

**Entry level versatile property opportunity**

Seize the chance to establish your business utilising the existing infrastructure in the thriving suburb of Woonona. Located on the Princes Highway, this property offers an exceptional opportunity for the savvy investor to either establish their business enterprise, generate rental income, or seeking a strategic position in a rapidly growing area. Make your mark, by the creation of a new development, utilising the flexible zoning and generous FSR.

Open for Inspection

By Appointment.

Fronting the Princes Highway, the property has unbeatable exposure in the middle of Woonona. The rear entry from Haddon Lane provides carparking and easy access. The building size is approximately 120 square meters and sits on 368 square meters of land.

Woonona has experienced significant development in recent years, enhancing its appeal for so many choosing to call Woonona home. The suburb offers a variety of amenities, including shopping centres, cafes, and recreational facilities, contributing to a vibrant community atmosphere. Its strategic location along the Princes Highway ensures excellent connectivity to Wollongong CBD and surrounding areas, further bolstering its suitability for creating favorable outcomes.

If you have the appetite for something larger, you can purchase the adjoining property 403 Princes Highway.

Key features of combined site 403 and 405 Princes Highway:

- 747 sqm
- Centre of Woonona
- Rear access from Haddon Lane
- Local Environmental Plans Wollongong Local Environmental Plan 2009 (pub. 8-7-2022)
 - o Land Zoning E1 - Local Centre: (pub. 24-2-2023)
 - o Height Of Building 12 m
 - o Floor Space Ratio 1.5:1
 - o Heritage N/A

Please contact our office on 4228 8622 or sales@comelli.net.au for further information or to arrange an inspection.

View the adjacent block's listing, 403 Princes Highway here:

<https://comelli.net.au/commercial/403-princes-highway-woonona-nsw-2517/>

Listed By

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