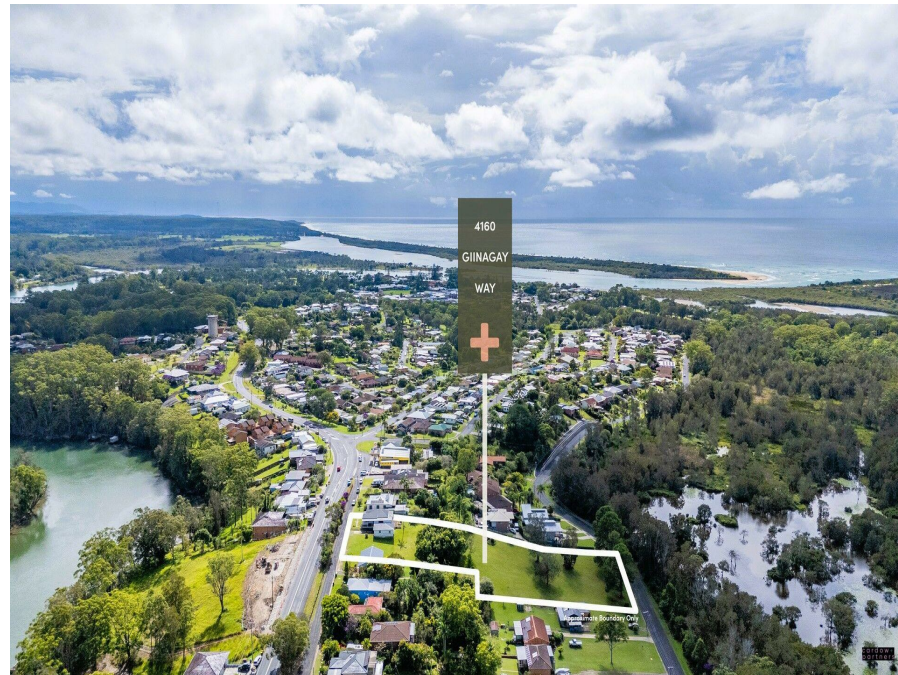


4160 Giinagay Way, Urunga, NSW 2455

\$1,700,000

House 3  1  2 



## Prime Development Opportunity

Set on an expansive 6,140sqm parcel, this exceptional property presents a rare and highly sought-after development opportunity in a convenient, central location. Zoned R1 General Residential, it offers outstanding scope for investors and developers to capitalise on a substantial landholding with flexible future potential (STCA).

**Open for Inspection**

By Appointment.

Positioned high on the block, the property is currently improved by a well-maintained original 1960s residence.

The home features three bedrooms plus a separate office, high ceilings throughout, and a practical, functional layout. A detached double lock-up garage with an adjoining workshop provides added versatility. Currently returning \$520 per week, the property offers immediate holding income.

Adding to its appeal, the site enjoys dual street frontage and access via Giinagay Way and Hillside Drive, enhancing both accessibility and future design possibilities.

Ideally located just 1.2km from Urunga town centre, you'll enjoy close proximity to shops, clubs, the river, and local schools. The property is also centrally positioned within a short 20-minute drive to Nambucca Heads, Coffs Harbour CBD, and Bellingen.

This is a rare opportunity to secure a substantial landholding with existing income and exciting future possibilities.

### Key Features:

- Expansive 6,140sqm development site
- Zoned R1 General Residential
- Dual access via Giinagay Way & Hillside Drive
- Original 1960s three-bedroom home plus separate office
- Detached double lock-up garage with workshop
- Currently leased at \$520 per week
- 1.2km to Urunga town centre, shops, river & school
- Under 20 minutes to Nambucca Heads, Coffs Harbour & Bellingen

### Listed By

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