

Wyong, NSW 2259, address available on request

\$7,000,000

Commercial Land



Prized Riverfront Residential Development Site. TOD* Mapped.

This unique development site combines 5 lots for a total of 5225sqm with approximately 60m of dual street frontage to both Church Street and River Road.

Situated in the heart of Wyong, this site has been TOD* mapped for an increased height limit of 22m and increased floor space ratio of 2.5:1 and is in a prime and commanding location above the Wyong River with beautiful river and rural vistas from every level.

With potential yield of approximately 13,000sqm of floor space over 7 levels this site could yield a mix of 1, 2 and 3 bedroom apartments for a total of approximately 140 apartments at an average of approx. 92sqm per apartment -STCCCA*. Priced at \$50,000 per site this provides an excellent opportunity for future uplift and a profitable project.

Only a short stroll to local cafes, shops, doctors, dentist, pharmacy and 260 metres from Wyong railway station and Wyong CBD which feature both Coles and Aldi supermarkets.

With excellent proximity to local primary, secondary, tertiary and private schools and located a 5-minute drive to Tuggerah Westfield Shopping Centre, Bunnings and the business park this is a highly desirable and convenient location.

Entertainment and hospitality venues are all within a short walking distance and the site is a 10-minute drive to the newly refurbished Wyong Hospital and provides easy access to the M1 motorway perfect for those travelling to either Sydney or Newcastle.

* TOD = State Environmental Planning Policy (Housing) Amendment (Transport Oriented Development) 2024.

* STCCCA = Subject To Central Coast Council Approval.

Disclaimer:

This information has been prepared on behalf of the vendor for the information of potential purchasers only.

It is provided as a guide only, in good faith and with due care.

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Open for Inspection

By Appointment.