

**22/24 Bishopsgate Street, Wickham, NSW, 2293**

**Raine&Horne.**

**House For Sale**

Saturday, 7 December 2024

22/24 Bishopsgate Street, Wickham, NSW, 2293

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**

## **When only a premium location matters**

Attention investors and developers! We are offering 3 properties side by side in Bishopsgate St Wickham, an extremely rare offering in this spectacular, premium harbour-side precinct. Here is a golden opportunity to be amongst the few who will contribute to the flourishing development of our coastal city, to create a unique, integrated development only a stone's throw from Throsby Creek, the Newcastle Harbour and Marina precinct and mere minutes from Honeysuckle and the CBD.

The zoning of this 744sqm allotment is B4 mixed use, with a maximum building height of 24m (STCA). The 3 adjoining properties are positioned in a desirable corner location, with access via two-way council road, and dimensions of the consolidated holdings are 30.18m x 24.62m. What's more, existing improvements are minimal. There is passing income from a current café lease on the corner allotment, a separate residential tenancy, with the potential to lease the vacant block for car parking or storage. Please note that all developments are subject to Council and planning approval.

Development or Investment opportunities like this are rare and don't often present themselves in a thriving premium location.

Either develop now, Invest now or simply land bank this corner location in this ever growing area of Wickham.

Don't let this opportunity sail past you in one of Newcastle's fastest booming suburbs, make your dream a reality! Wickham.

Key features include:

- Potential to develop something truly special in a premium harbour-side location
- Zoning is B4 mixed use, with maximum building height of 24m (STCA)
- Minimal existing built form on this 30.18m x 24.62m holding, with passing leases
- Desirable corner position, access via two-way council road
- Newcastle Transport Interchange is mere metres away for easy commuting
- Close to paths and cycle ways of Throsby Creek precinct
- Honeysuckle's pubs, restaurants and cafes are within walking distance
- Newcastle CBD is a quick 15 minute trip on the light rail