

**30 Ferodale Road, Medowie, NSW, 2318**

**Raine&Horne.**

**House For Sale**

Wednesday, 18 December 2024

30 Ferodale Road, Medowie, NSW, 2318

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## A Unique Residential and Industrial Opportunity!

Presenting an exceptional property at 30 Ferodale Road, Medowie, this unique offering includes a well-maintained 4-bedroom family home on a 7568 sqm corner block, combined with prime IN2 Light Industrial zoning at the rear. Whether you're seeking a tranquil home or a site for future commercial expansion, this property offers the best of both worlds.

### Property Features:

#### The Home:

- **Built in 1960:** A classic, well-loved family home that offers timeless charm and a solid foundation for future upgrades or renovations.
- **4 Bedrooms:** Spacious rooms with built-in wardrobes, offering ample space for a growing family.
- **1 Bathroom:** Neat and functional bathroom.
- **Double Garage:** Secure parking for two vehicles plus additional storage space.
- **Open-Plan Living:** Bright, airy living and dining areas with plenty of natural light, perfect for family gatherings.
- **Generous Kitchen:** Well-equipped with ample cupboard space and a practical layout.
- **Large Outdoor Area:** Expansive garden space on a 7568 sqm corner block with room for kids, pets, and outdoor projects.
- **Covered Alfresco Area:** Ideal for year-round entertaining or relaxing outdoors.

### Industrial Development Opportunity:

- **Zoning:** The rear of the property is zoned IN2 Light Industrial, offering substantial business potential for future development.
- **Expansion Potential:** There is the possibility to expand the industrial zone boundaries to include land supporting the nearby log processing facility, just 20 meters away from the current boundary.
- **Future Development:** An additional 20-meter extension would create a logical termination to the industrial zone, ensuring a seamless transition between industrial and residential uses.
- **Buffer Zone:** The remaining part of the land facing Ferodale Road will maintain a residential buffer to industrial activity, offering privacy and separation.
- **Approved Infrastructure:** The property includes approval for a drive-through road and the potential to build 5 business sheds, ideal for light industrial or commercial use.
- **Development Flexibility:** This large parcel of land offers excellent potential for a variety of residential or commercial uses, ideal for home-based businesses or future developments.

### Location:

- **Prime Position:** Set in a tranquil, residential area while being close to local shops, schools, parks, and transport links, making it the ideal place for family living with commercial potential.

This property at 30 Ferodale Road, Medowie is a rare opportunity to combine a solid family home with substantial land and zoning options. Whether you are looking to live, work, or invest, the possibilities are endless.

Don't miss your chance to own this versatile property! Contact us today to arrange an inspection or for more information.

30 Ferodale Road, Medowie - A Perfect Blend of Residential Comfort and Industrial Potential!