

63 Yambo Street, Morisset, NSW, 2264



House For Sale

Wednesday, 13 November 2024

63 Yambo Street, Morisset, NSW, 2264

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Type: House



Ben Wrigley
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Sally Wrigley
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1,012M2 COMMERCIAL DEVELOPMENT SITE IN THRIVING MORISSET (MU1 – MIXED USE ZONING)

Featuring over 1,012m2 of MU1 zoned (Mixed Use) land, this land offers a 20m roadside frontage with rear lane access (via Lindon Lane) and huge potential.

Located only minutes from the M1 Motorway in Morisset, this block offers a significant strategic opportunity to investors and developers alike.

- Spacious four-bedroom home with multiple living areas, elevated ceilings and wrap around veranda
- Large rural style kitchen with plenty of storage
- Detached 9m x 6m shed with extended 6m x 6m carport

Additional Features: Split-system air-conditioning x 2, polished floorboards, plenty of parking space for cars, caravans, boats etc.

The blocks are within close walking distance to several schools (both private and public), two shopping centres (featuring Coles, Woolworths, Spec Savers, Best and Less), Morisset Railway Station, the 72 hectare 'Cedar Mill' tourism, cultural and event space (Winarch Capital development featuring a proposed 30,000 capacity amphitheatre, accommodation, and community spaces – see link below) and only a short drive to the M1 Motorway, bustling Morisset Business Park and proposed large format retail centre in Morisset by Winarch Capital.

Potential for the following (STCA): Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

Quality blocks with good street frontage, great zoning, perfect location and unlimited potential rarely become available.

Rental Appraisal: \$600/week with the Ellejayne Property Management & Investor Support team

Expressions of Interest (EOI) due in writing by COB 20 December 2024. For more information or a copy of the contract, contact Ben Wrigley on 0409 652 160 or ben.wrigley@ellejayne.com.au

** Cedar Mill, Lake Macquarie link: Cedar Mill, Lake Macquarie – Winarch Capital

DISCLAIMER Ellejayne Realty have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.