

35 Clarence Street, Lake Munmorah, NSW, 2259



Land For Sale

Friday, 6 December 2024

35 Clarence Street, Lake Munmorah, NSW, 2259

Type: Land



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1426m2 Approx - Vacant land - Build, Develop or Subdivide STCA

An rare and exciting opportunity in a coveted location, whether you're searching for the ultimate home site, potential to subdivide or a quality development site, this property is brimming with potential. Ideally situated, you'll love the easy access to national park, surf beaches, waterfront amenities including parks & cycleways.

At 1426m approx the large block provides all the space you need to make your dream home a reality, with ample room for a substantial build plus space left over for a workshop, granny flat, campers, boats, gardens and more there isn't a compromise in sight. Utilise the existing in ground pool and double garage or return to a blank slate. Alternatively, explore the obvious potential to add value through subdivision or development STCA. Split into 2 generous blocks or make the most of a site large enough to offer attractive yields.

An exceedingly rare opportunity to secure a site of this calibre, make your move now.

- Easy access to M1 and Pacific Hwy, 1 hr to Wahrenongah & 50 mins to Newcastle approx
- Blue chip home site or prime development opportunity
- Sought after location, park opposite, beaches, boating, waterfront and more all within easy reach
- Relatively level site, reserve at rear

Outgoings:

Land Rates: Approx \$1,605 per annum

Water Service Chargers: Approx \$1,014 per annum