

**196 Lemon Tree Passage Road, Salt Ash, NSW, 2318**



**Other For Sale**

Friday, 6 December 2024

196 Lemon Tree Passage Road, Salt Ash, NSW, 2318

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 7**

**Type: Other**

## Prime Opportunity: Versatile Property with Unmatched Potential

Set on a generous manicured block, this unique property offers an exceptional opportunity for businesses, hobbyists, or developers seeking a central location with plenty of room to expand.

Zoned RU2 Rural landscape, this block comes with a high-quality, fully insulated 21m x 14m shed with a 26m awning, an additional 3.6m x 8m powered garage/shed, and an expired DA for a 4 Bedroom Residential Home on the front of the block. Backing onto serene mangroves with direct access to Tilligerry Creek, the possibilities are endless.

Shed features include:

- Three extra-high roller doors for ease of access, one remote operated.
- 4-tonne vehicle hoist for mechanical or industrial applications.
- Internal stairs leading to a 20m x 4.5m lightweight mezzanine floor, ideal for additional storage or workspace.
- Internal access between the workshop and storage/office spaces.
- Two private rooms and a large open-plan area suitable for meetings, operations or to use how you see fit.
- A modern lunchroom and storage space with a movable central island bench.
- A full bathroom and laundry.
- A newly resurfaced extra-long and wide driveway, providing ample space for heavy vehicles or machinery.
- 3Ph Power available at Sub Board.
- A 26m covered verandah, perfect for entertaining or relaxing after a productive day.
- Two 22,700-litre water tanks.

Conveniently located just minutes from Paul's Corner, Tanilba Bay, Medowie, and Williamtown Airport, this property combines rural charm with unbeatable accessibility.

Whether you're looking to run your business, establish a workshop, or create a dream development, this property offers the space, features, and location to make it happen.

Inspections by appointment only. Don't miss this rare opportunity to secure a property with such incredible versatility and potential!.

DISCLAIMER: We have in preparing this document used our best endeavor's to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.