



# FOR SALE

## 4.56HA URBAN VACANT LAND - POTENTIAL 49 LOT RESIDENTIAL SUBDIVISION STCA

Vacant Lot for Sale: Build Your Dream Oasis now or land bank for future growth  
Lot 32 Weaver Street, Atherton

Unlock the potential of this stunning 4.56-hectare parcel, perfect as a development site or building your dream home on a large rural aspect lot with lots of room for horses or hobby farm STCA. Just minutes from Atherton's conveniences, this cleared land offers sweeping mountain views and a peaceful, country lifestyle.

- Site Area: 45,600m<sup>2</sup> fully fenced cleared grazing land
- Zoning: Low Density Residential (bordering rural/agricultural land)
- Development Potential: Planned 49-lot subdivision with block sizes ranging from 600m<sup>2</sup> to 900m<sup>2</sup> (STCA)
- Access: Proposed future entry via Quadrio Street
- Features: Slight slope, no adverse conditions, and adjoining the proposed Southern Link Road

Part of the western, and eastern boundaries adjoin vacant sites that have potential for residential subdivisions that are under various stages of approval. The north boundary adjoins Jubilee Christian College on a large lot that has potential for future subdivision.

Considering property development?

Ideally located, the owner has provided a concept development plan which envisions a residential subdivision (STCA) comprising 49 lots of varying sizes mostly 800m<sup>2</sup> (with 14 lots at 615 – 631m<sup>2</sup>) and will primarily serve as the extension of the planned adjacent residential estate currently under way at Lot 4 Weaver to the north east and connect to the future planned adjacent subdivision joining up to Turner Ave and Tumbare St to the west.

Comparable 800m<sup>2</sup> sized lots are currently being sold for between \$160,000 and \$210,000. Nearby house and land sales on 600 - 800m<sup>2</sup> blocks have recently sold for \$520 - 595,000. Newer, 3 bedroom 2 bathroom homes are listed for rent at \$520/wk.

Survey plans and further details are available for serious buyers. This is a rare opportunity to build, develop, or invest for future growth. Price listed is exclusive of GST (which is usually

0 BED | 0 BATH | 0 CAR

PRICE:  
\$1,500,000

OPEN FOR INSPECTION:  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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