

70-74 LAKE AVENUE, CRINGILA, NSW, 2502



# FOR SALE

## DEVELOPMENT OPPORTUNITY WITH PROPOSED DA

Dyvine Property @realty proudly presents an outstanding opportunity to acquire a significant development site in a rapidly growing part of the Illawarra region.

Set on approx. 2,210m<sup>2</sup> of land, this site offers immense potential for future development, with a Development Application lodged for a 100-place childcare centre plus upper-level space designed for Specialist Disability Accommodation (SDA) or a disability day program (STCA).

Perfectly positioned within minutes of local schools, Cringila's shopping precinct, public transport, and just a 7-minute drive to Wollongong CBD and beaches, this location offers strong long-term growth prospects and community demand.

### Features:

- Large 2,210m<sup>2</sup> (approx.) site
- R2 Low Density Residential zoning
- DA lodged for a childcare centre + disability support space (approval pending)
- Versatile development potential (STCA)
- Minutes to shops, schools, and public transport
- Short drive to Wollongong CBD and beaches
- Excellent opportunity in a sector backed by ongoing government support
- Ideal for developers, childcare operators, and NDIS service providers

This is a rare chance to secure a well-located, high-potential site in an area undergoing transformation. Whether you're looking to expand your childcare portfolio, invest in disability housing, or explore residential options (STCA), this property offers outstanding potential.

Contact Vicky for more details or to request a copy of the proposed plans.

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PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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