



FOR SALE

WATERFRONT - EXCEPTIONAL DEVELOPMENT POTENTIAL

Opportunities of this calibre are rarely available in New Plymouth. Positioned in a highly sought-after waterfront location, 38 Birdwood Avenue presents an exceptional development prospect on a 1019sqm (more or less) premium site with commanding panoramic views across the port, marina, open ocean and Taranaki Maunga.

The site has already been cleared, providing developers with a ready-to-go canvas to unlock its full potential. With strong scope to explore subdivision or a high-end multi-dwelling concept (subject to council approval), this property offers the scale and position to create a landmark coastal development in a tightly held neighbourhood.

Surrounded by prestigious waterfront homes and supported by ongoing redevelopment in the area, the location underpins strong long-term capital growth and buyer demand for premium coastal living.

Importantly, the site will also appeal to discerning buyers seeking a rare opportunity to design and build their own bespoke waterfront residence, creating a private coastal sanctuary in one of New Plymouth's most desirable addresses.

Future residents will enjoy proximity to local amenities, the CBD, the coastal walkway, Ngamotu Beach, restaurants, and schools, making this an attractive proposition for luxury lifestyle buyers.

Waterfront development sites of this size and prominence seldom come to the market in New Plymouth. 38 Birdwood Avenue is a rare chance for developers to secure a standout coastal position and deliver a premium project in one of the city's most desirable waterfront precincts.

NICHOLAS WHITAKER @realty : New Brand, Same Legacy.

0 BED | 0 BATH | 0 CAR

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
N/A



Rachael Whitaker
0297731713
rachael@realty.co.nz
www.atrealty.co.nz