

# FOR SALE

## STANDALONE DEVELOPMENT SITE (STCA)

An outstanding development opportunity awaits with this 8,499m<sup>2</sup> landholding zoned R2 Low Density Residential, ideally positioned backing directly onto the Potters Lane Estate cul-de-sac. This property offers significant potential for redevelopment, land banking, or subdivision (STCA), while generating rental income during the planning phase.

The site currently includes a freestanding home and a granny flat, providing immediate holding income while Development Applications are prepared.

Strategically located near several major infrastructure projects including the M1 Motorway Extension, Newcastle Airport Expansion, and the \$850 million Kongsberg Defence development facility, the area is experiencing significant growth and increasing demand for residential housing.

### Property Highlights:

- Example of potential land subdivision (subject to council approval)
- 8,499m<sup>2</sup> landholding with multiple development possibilities (STCA)
- R2 Low Density Residential zoning
- Existing freestanding home plus granny flat
- Estimated rental return: \$750 – \$850 per week
- Power connected to the front of the block
- Water, sewer and NBN services available at the rear boundary (Potters Lane cul-de-sac)
- Potential direct access from Potters Lane Estate (Dairy Milk Drive) to the rear of the property
- Located in a quiet cul-de-sac position

### Location:

- 18 km to Newcastle Airport
- 30 km to Newcastle CBD
- 19 km to Maitland CBD

This property represents a rare opportunity for developers, investors or land bankers to secure a substantial parcel in a rapidly growing corridor within the Hunter Region.

0 BED | 0 BATH | 0 CAR

### PRICE:

Guide 2.4m - Contact Agent

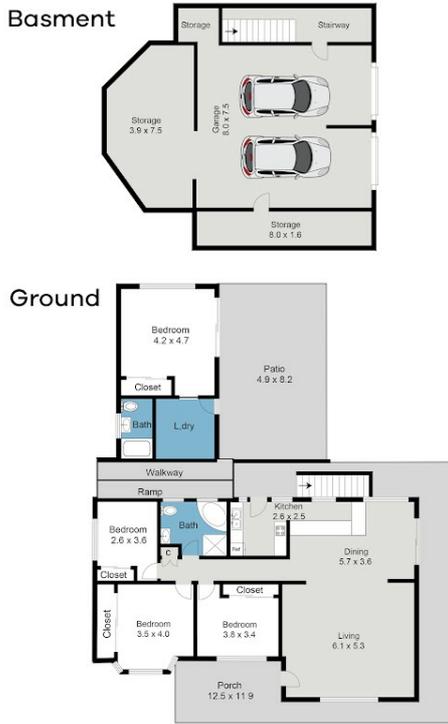
### OPEN FOR INSPECTION:

N/A



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## 62 Rees James Rd, Raymond Terrace

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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.