



19 Lake Street, Budgewoi

Premium Waterfront Commercial Freehold Property

A rare opportunity to secure one of Budgewoi's most unique commercial holdings! Offering a freestanding waterfront freehold with private jetty, slipway, extensive land and multiple value-add pathways.

Perfect for investors, owner-occupiers, marine operators, hospitality groups and developers seeking a site with scarcity, scale and long-term growth.

Key Highlights:

- Freehold title - 1,100 m²* extending from Lake Street to the waterfront
- Two-storey commercial building - approx. 250 m²* with flexible internal configuration
- Private jetty and slipway/boat ramp with direct Budgewoi Channel access
- Large hardstand and yard areas ideal for display, parking or expansion
- Zoning: E1 Local Centre
- Suitable for food and beverage, marine trades, retail, office, showroom, tourism and potential shop-top housing (STCA)
- Onsite parking for 10-15 vehicles

FOR SALE/LEASE
Contact Agent

BUILDING AREA
250sqm

AGENTS

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

Ben Purdue
0450 719 600
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AGENCY

Terrigal | Erina
(02) 4367 4222

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 **LJ Hooker Commercial**

- Waterfront assets uniquely position the property for boating, hire, charter, marine retail, or a standout hospitality concept

- Approximate

Investment and Value Drivers:

- Strong uplift
- Highly versatile site with major appeal to both commercial and lifestyle operators
- Potential to reconfigure or expand built form (STCA)
- One of the very few absolute-waterfront commercial freeholds on the Central Coast

Location:

- " Positioned within the Budgewoi village precinct surrounded by cafés, eateries and retail
- Close to beaches, lake system, public transport and key arterials
- Suburb experiencing sustained growth in both tourism and residential density

This is a once-in-a-generation commercial holding - combining land size, water access, exposure and zoning in a tightly held location. Ideal as a flagship site for a business or an anchored investment with high future upside.

For more information or to arrange an inspection, please contact Tom Bore 0402 938 144 or Ben Purdue 0450 719 600 today.

MORE DETAILS

Property ID	3AYHXT
Property Type	Retail Land/Development
Building Area	250 m2
Land Area	1100 m2

Tom Bore 0402 938 144

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