



Hamlyn Terrace, 546 Pacific Highway

**Solid Development Opportunity! Versatile 5341m²*
Property with Endless Potential!**

Unlock the potential of this expansive 5341m²* parcel of land, perfectly situated in a thriving location and zoned R2 Low Density Residential, offering an exceptional opportunity for savvy developers, investors, and visionaries.

Key Features:

- * Large, level land allotment perfect for redevelopment!
- * Existing residential house could provide holding income (if required) whilst in DA approval phase.
- * Central location minutes to local shops, Hotel, Wyong Hospital and the M1 Motorway
- * Multiple ingress/egress points to the property.
- * Possible land subdivision opportunity with minimum lot size of 450m² under current Central Coast Council LEP 2022.

For Sale
Contact agent

Building Area
200sqm

Contact
Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

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



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Terrigal | Erina
(02) 4385 8444

Zoning: R2 Low Density Residential - versatile zoning conducive to a range of exciting development possibilities (subject to council approval), including:

- * Centre-Based Childcare Facilities
- * Group Homes
- * Respite Day Care Centres
- * Places of Public Worship
- * Seniors Housing
- * Shop Top Housing

Prime Land Size: The generous landholding provides ample space for creative development designs while maximizing investment returns.

Strategic Location: Positioned in a growing community with access to established amenities, schools, and transport links, ensuring convenience and demand for future developments.

Why Invest Here?

The R2 zoning offers unmatched flexibility, allowing for a mix of community-focused or residential developments tailored to modern needs. Whether you envision a childcare facility taking advantage of local family demand, thoughtfully designed seniors housing, or innovative shop-top housing to blend lifestyle and commercial, land subdivision or infill residential project, this property provides the perfect foundation.

*Approximate

For more details or to arrange an inspection, contact Ben Purdue at 0450 719 600 or Tom Bore 0402 938 144 today!

More About this Property

Property ID	345HXT
Property Type	Land/Development
Building Area	200 m2
Land Area	5341 m2

Ben Purdue 0450 719 600

Principal Licensee | ben.purdue@ljhooker.com.au

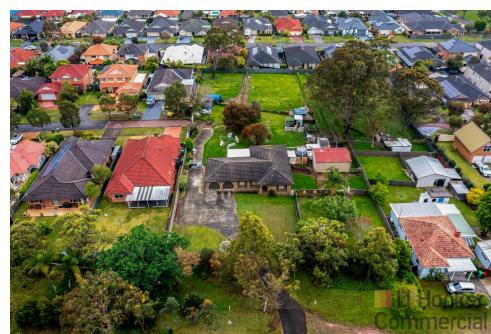
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