



## Kanwal, 595 Pacific Highway

### Prime Development Opportunity in High-Growth Area!

Unlock the potential of this exceptional development site, boasting unparalleled exposure and a level landscape, perfectly positioned in a high-growth area with proximity to Wyong Hospital and other essential services, ensuring strong demand for future projects.

Wyong Hospital, which recently benefitted from an NSW Government \$200 million redevelopment project significantly enhancing healthcare on the Central Coast in this region and meeting the growing needs of the local community.

Zoned RU6 - Transition, 595 Pacific Highway Kanwal is 4,047m<sup>2</sup>\* with a superbly central location between the Sydney and Newcastle, the property suits a developer searching for a site to add value by way of medical precinct development, retail strip shops with drive thru and car wash options, with all proposed uses subject to council approval.

Key Features:



**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.

**For Sale**  
Please Call

**Building Area**  
101sqm

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

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

**Terrigal | Erina**  
**(02) 4385 8444**



- \* **Premium Exposure:** Situated on the Pacific Highway, offering high visibility for future developments.
- \* **Level Land:** A flat, easily accessible site, minimizing construction costs and maximizing design possibilities.
- \* **Prime Location:** Nestled in a rapidly expanding residential area with proximity to leading hospitals, schools, shopping centres, and public transport.

#### Growth and Investment Potential:

- \* **Rapid Population Growth:** The Central Coast population has surged, forecast to grow to 412,500 people by 2046, with projections indicating continued growth of 0.68% annually.
- \* **Infrastructure Upgrades:** The area will benefit from a Federal and NSW Government commitment of \$200 million to Wyong Hospital upgrades and \$420 million in infrastructure enhancements, widening and upgrading the Pacific Highway through the Wyong Town Centre.
- \* **Booming Residential Demand:** With over 14,455\*\* new homes planned for the area to 2046 and several large-scale residential projects in development, this area is transforming into a vibrant, thriving community.
- \* **Endless Potential:** Perfect for a new medical precinct or mixed-use retail development.

\*Approximate

\*\*Source: forecast.id

Please contact Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today to receive more details on this outstanding development opportunity!



## More About this Property

<b>Property ID</b>	321HXT
<b>Property Type</b>	Land/Development
<b>Building Area</b>	101 m2
<b>Land Area</b>	4047 m2

#### Ben Purdue 0450 719 600

Principal Licensee | [ben.purdue@ljhooker.com.au](mailto:ben.purdue@ljhooker.com.au)

#### Tom Bore 0402 938 144

Commercial Sales Consultant | [tom.bore@ljhooker.com.au](mailto:tom.bore@ljhooker.com.au)

#### Terrigal | Erina (02) 4385 8444

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

[terrigan.ljhcommercial.com.au](http://terrigan.ljhcommercial.com.au) | [terrigan@ljhooker.com.au](mailto:terrigan@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**