



113 The Entrance Road, The Entrance

Steps from the Entrance Boardwalk - Development Potential!

113 The Entrance Road presents an outstanding opportunity to secure a genuine town centre development site in the heart of The Entrance, one of the Central Coast's best-known beachfront destinations. Occupying a 621m²* landholding with an existing restaurant building of approximately 285m²*, this property combines immediate income/occupier potential with significant longer-term upside. Set within the main commercial strip and only a short walk to the waterfront, it is perfectly positioned to capture both the day and night-time trade that underpins this vibrant coastal centre.

Location, lifestyle and setting

The property enjoys prime exposure along The Entrance Road, surrounded by a mix of cafes, restaurants, pubs, specialty retail and established residential,

FOR SALE

Price Guide \$3,000,000

BUILDING AREA

285sqm

AGENTS

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AGENCY

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ensuring strong pedestrian flows year-round. The Entrance is renowned for its picturesque foreshore, family-friendly atmosphere, events and holiday trade, driving consistent demand from locals, tourists and day-trippers alike. Its central position places the property within easy reach of public transport, council parking, the beach, lake, parks and playgrounds, making it a highly convenient and desirable location for future residents and commercial tenants. This lifestyle appeal, combined with walkability and amenity, strongly supports well-designed mixed-use projects in this tightly held pocket.

Planning and Development potential

The real strength of 113 The Entrance Road lies in its favourable planning controls and flexibility for a range of higher-order uses. The property is zoned E1 Local Centre, encouraging an active mix of ground floor commercial with residential or commercial uses above (STCA), ideal for a contemporary mixed-use or boutique apartment project. A generous 23m maximum building height and 2.75:1 floor space ratio combine to deliver meaningful development capacity and the potential to achieve substantial uplift in gross floor area over the existing improvements. These settings give developers genuine scope to design a project that maximises both yield and architectural outcomes, while complementing the evolving character and growing popularity of The Entrance town centre. The current improvements allow a purchaser to generate holding income, occupy and trade in the short to medium term, or reposition the tenancy mix while preparing a development scheme (STCA).

Key highlights

- 621m²* E1 Local Centre zoned site in the heart of The Entrance town centre (STCA).
- Popular coastal suburb known for its foreshore, beaches, events and strong tourism and local trade.
- Existing restaurant improvements of approximately 285m²* providing immediate use or holding income (STCA).
- Favourable planning controls with 23m height limit and 2.75:1 FSR offering substantial development potential (STCA).
- Flexible mixed-use outcomes possible, including ground floor retail/food with upper level residential or commercial (STCA).
- High-exposure frontage to The Entrance Road with strong pedestrian and vehicle traffic.
- Short walk to the waterfront, parks, public transport, parking and key amenities.
- Ideal for developers, land-bankers and value-add investors seeking a scalable town centre opportunity on the Central Coast (STCA).
- Approximate

For more information or to arrange an inspection, please contact Tom Bore 0402 938 144 or Marcello Biviano 0410 700 700 today.

MORE DETAILS

Property ID	3BVHXT
Property Type	Land/Development
	Retail
Building Area	285 m2
Land Area	621 m2

Tom Bore 0402 938 144

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