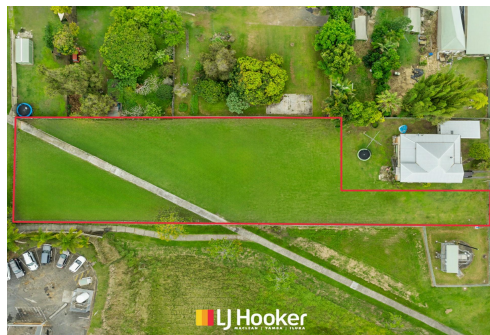




## Maclean, 2 Central Avenue

### Prime Development Opportunity in the Heart of Maclean

Welcome to 2 Central Ave, Maclean —a rare and exciting opportunity for astute developers and investors to secure a prime piece of real estate in a thriving coastal town. Located in the heart of Maclean, this generous block is perfectly positioned to take full advantage of the town's charm and convenience, offering the potential to develop 5 plus modern residential units, subject to council approval (STCA). With demand for housing in the area on the rise, this is a fantastic opportunity to meet that need and create something truly special.

#### Key Features:

1. Development potential for 5 plus units (STCA)
2. Located in the bustling centre of Maclean, within easy walking distance to shops, cafes, and essential services



**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.



LAND 3,031 m2

**For Sale**  
\$825,000

**Contact**  
**Greg Hall**  
0411 286 188  
sales.maclean@ljhooker.com.au

**Alex McConnell**  
0476 578 624  
sales.yamba@ljhooker.com.au

**LJ Hooker Maclean | Yamba | Iluka**  
**(02) 6646 6002**

- 3. Generous block size providing flexibility in design and layout
- 4. Rising demand for residential living in this picturesque riverside town
- 5. An ideal investment in a sought-after growth region

Maclean, known for its relaxed riverside lifestyle and rich Scottish heritage, is becoming an increasingly popular destination for both locals and tourists. It offers the perfect blend of small-town charm with easy access to the vibrant hubs of Yamba and Grafton. The location of 2 Central Ave couldn't be more ideal —residents will enjoy a short stroll to local amenities, parks, and the Clarence River.

Whether you're looking to develop and sell, or hold onto a long-term investment in this growing community, this is an opportunity not to be missed. The town's proximity to stunning beaches, local schools, and medical facilities further enhances the appeal of any future residential development on this site.

Act now to secure this exceptional development prospect in one of the most promising pockets of the Northern Rivers region. For more information, contact us today and start planning the future of 2 Central Ave, Maclean.

Agent Has Invested Interest

Disclaimer:

LJ Hooker Maclean | Yamba | Iluka has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.



## More About this Property

|               |             |
|---------------|-------------|
| Property ID   | E4J08       |
| Property Type | Residential |
| Land Area     | 3031 m2     |

**Greg Hall 0411 286 188**

Licensed Real Estate Agent | sales.maclean@ljhooker.com.au

**Alex McConnell 0476 578 624**

Sales Associate | sales.yamba@ljhooker.com.au

**LJ Hooker Maclean | Yamba | Iluka (02) 6646 6002**

30 River Street, MACLEAN NSW 2463

maclean.ljhooker.com.au | office.maclean@ljhooker.com.au



**LJ Hooker Maclean | Yamba | Iluka  
(02) 6646 6002**

**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.