

45 John Street, The Oaks

## MUST BE SOLD! Prime DA-Approved Commercial Opportunity!

An exceptional rare opportunity to secure a prime commercial site, DA Approved in the heart of The Oaks. Positioned at the gateway to the main entrance opposite the primary school, this site is a must see for Astute Investors, Business owners and builders.

Approved plans include a 310m<sup>2</sup>; commercial building with 16 onsite car spaces, internal lift, rear lane access and pedestrian side walkway access – ideal for medical centre, office suites or retail use. There is also huge upside potential with provision to expand another level by an additional 370m<sup>2</sup>; (STCA).

Whether you're an investor, developer or owner – operator, this is a rare chance to capitalise on a prime commercial site with immediate development potential and long-term growth.

Contact us today for more details. Don't miss out on this outstanding commercial investment!

- Price excludes GST



LAND 804 m2

**FOR SALE**  
\$975,000 plus GST

### AGENTS

Joe Safi  
0410 798 219  
joe.safi@ljhooker.com.au

### AGENCY

LJ Hooker Camden  
(02) 4655 2111

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.



Disclaimer: All information contained herein is true and correct to the best of our ability; however, we encourage all interested parties to carry out their own enquiries at all times.

## MORE DETAILS

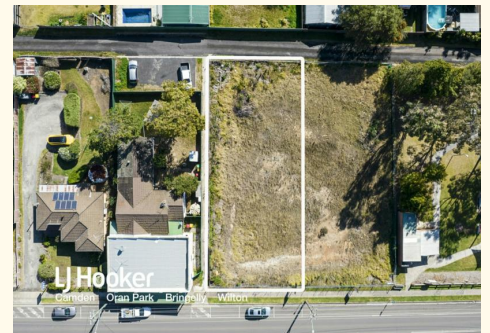
Property ID 1NJ1N  
Property Type Commercial  
Land Area 804 m<sup>2</sup>

**Joe Safi 0410 798 219**

Licensed Real Estate Agent | [joe.safi@ljhooker.com.au](mailto:joe.safi@ljhooker.com.au)

**LJ Hooker Camden (02) 4655 2111**

84 Argyle Street, CAMDEN NSW 2570  
[camden.ljhooker.com.au](http://camden.ljhooker.com.au) | [camden@ljhooker.com.au](mailto:camden@ljhooker.com.au)



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.

