



59 Kader Street, Bargo

Prime Development Opportunity | Bargo NSW

Positioned within one of the Southern Highlands' fastest-growing residential corridors, this outstanding development opportunity presents an exceptional chance to secure a substantial landholding with immediate income and significant future potential.

Offering 4,667m² of 100% usable level land, this property boasts an impressive 49.3-metre street frontage, creating excellent flexibility for subdivision and future development. Zoned R2 Low Density Residential with a minimum lot size of 700m²;, potential for approximately six residential allotments, (10% adjustment 7 blocks) subject to council approval.

Sewer is located directly at the street, with adjoining properties already connected, while a stormwater drainage line runs parallel to the southern boundary, assisting future development planning. The site is predominantly clear with minimal trees, a number of small standalone sheds, and very few physical constraints, making it an attractive and cost-effective project.

3 2 2

FOR SALE
Sale by Tender

VIEW
By Appointment

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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.

LJ Hooker

The existing residence is a neat three-bedroom home with one bathroom and a two-car garage, currently leased and returning \$650 per week, providing valuable holding income while development approvals are pursued.

Why Bargo?

Located at the gateway to the Southern Highlands, Bargo has become an increasingly sought-after destination for families, commuters and developers alike. The area continues to benefit from strong population growth, improving infrastructure and sustained demand for quality housing. Its blend of semirural lifestyle, affordability and expanding residential communities has positioned Bargo as one of the region's emerging growth locations.

With convenient access to the Hume Motorway (M31), residents enjoy straightforward commuting to Sydney, Campbelltown, the Illawarra and the Southern Highlands. Combined with local schools, shopping facilities, public transport and recreational amenities, Bargo offers the ideal balance between country living and metropolitan accessibility.

Whether you're an experienced developer or a strategic investor seeking your next project, opportunities of this scale, location and simplicity are becoming increasingly difficult to secure.

Tender Information

This property is for sale by Tender, with all tenders closing Friday 9th October 2026.

The Tender Process has been established to provide every interested purchaser with an equal opportunity to undertake comprehensive due diligence and submit their offer within the same timeframe.

Prospective purchasers are strongly encouraged to complete all investigations prior to lodging their tender, as the Vendor reserves the right to accept an offer before the closing date or proceed directly to negotiations without inviting revised offers.

Full Tender documentation and submission instructions are available upon request.

MORE DETAILS

Property ID	4P2HV8
Property Type	House
Land Area	4667 m ²

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