



333-335 Goonoo Goonoo Road, Hillvue

Prime Landholding with Endless Potential

Set on an expansive 2,737sqm parcel, this rare offering presents an outstanding opportunity for investors, developers, or those looking to secure a substantial landholding for the future.

Positioned within walking distance to the new Longyard Commercial Hub, the location adds significant appeal for both residential and commercial possibilities. Convenience, growth, and future infrastructure combine to make this an exceptionally strategic investment.

The property currently features a three-bedroom, one-bathroom home, providing comfortable accommodation while you plan your next move. Lease it out for immediate income, renovate to add value, or reside in it while you explore the site's broader potential.

With the size and scope of this impressive block, the possibilities are where the true value lies. Potential development options (STCA) include:

- Attached dwellings
- Boarding houses
- Centre-based child care facilities

3 2 2

FOR SALE

By Negotiation

VIEW

By Appointment

AGENTS

Samuel Spokes

0475 843 042

sam.spokes@ljhooker.com.au

Cassie Semple

0429 580 081

cassie.semple@ljhooker.com.au

AGENCY

LJ Hooker Tamworth

(02) 6767 1710

- Community facilities
- Dwelling houses
- Food and drink premises
- Group homes
- Home industries
- Hostels
- Kiosks
- Markets
- Multi dwelling housing
- Neighbourhood shops
- Places of public worship
- Residential flat buildings
- Respite day care centres
- Semi-detached dwellings
- Seniors housing
- Shop top housing

Opportunities of this scale, flexibility, and location are becoming increasingly rare. Secure your foothold today and capitalise on the potential tomorrow.

Agent interest declared

MORE DETAILS

| | |
|---------------|---------------------|
| Property ID | AX0HTE |
| Property Type | House |
| Land Area | 2737 m ² |
| Including | Toilets (1) |



Samuel Spokes 0475 843 042

Licensee, Director - Sales Representative |
sam.spokes@ljhooker.com.au

Cassie Semple 0429 580 081

PA to Sam Spokes | cassie.semple@ljhooker.com.au

LJ Hooker Tamworth (02) 6767 1710

199 Peel Street, TAMWORTH NSW 2340
tamworth.ljhooker.com.au | tamworth@ljhooker.com.au