



35 Bourke Street, North Wollongong

Coastal Corner Development Opportunity (STCA)

Set within one of North Wollongong's most tightly held coastal enclaves, 35 Bourke Street represents a high-calibre development opportunity in a coveted beachside setting. Just footsteps from the coastline and surrounded by established residential streets, this prominent site offers the rare combination of scale, planning uplift and lifestyle positioning that is increasingly difficult to secure in today's market.

Occupying a prime 627sqm corner block, the property benefits from new planning controls allowing 32m building heights and favourable R1 General Residential zoning. Located within a designated Transport Oriented Development (TOD) precinct, the site permits an attractive 2.5:1 FSR, unlocking significant development potential (STCA). The neighbouring property is also currently on the market, presenting potential scope to further expand the overall site footprint.

The address offers an exceptional blend of lifestyle amenity and urban connectivity. Within easy walking distance are North Wollongong Beach, Stuart Park, South Beach, vibrant local eateries, the free Gong Shuttle bus service and North Wollongong Railway Station, ensuring seamless access for future residents.

4 1 1

FOR SALE

Price Guide \$3,500,000

VIEW

By Appointment

AGENTS

Martin Merritt
0412 424 226
martin.merritt@ljhwollongong.com.au

AGENCY

LJ Hooker Wollongong | Corrimal |
Shellharbour
(02) 4229 8600

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.



Strategically positioned near the North Wollongong coastline while maintaining strong connectivity to Wollongong CBD, the property enjoys close proximity to major employment hubs, education institutions and key health infrastructure. The surrounding streetscape is defined by established residential homes, predominantly held by professional owner-occupiers and long-term investors, underscoring the area's enduring appeal and reinforcing strong long-term demand fundamentals.

This is a rare opportunity to secure a sizeable corner site that perfectly combines beachside positioning with outstanding transport accessibility, a powerful foundation for a landmark coastal development in one of the Illawarra's most desirable growth corridors.

For developers seeking scale, height, density and location, 35 Bourke Street delivers on every front STCA.

Contact Martin Merritt today to discuss further details 0412 424 226.

MORE DETAILS

Property ID	VZ4HQZ
Property Type	House
Land Area	627 m2

Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent |
martin.merritt@ljhwollongong.com.au

LJ Hooker Wollongong | Corrimal | Shellharbour (02) 4229 8600

69 Kembla Street, WOLLONGONG NSW 2500
wollongong.ljhooker.com.au | office@ljhwollongong.com.au

