

99 Remembrance Driveway, Tahmoor




## Premium R3 Development Site &ndash; 2,000m<sup>2</sup>; | Walk to Station & Town Centre

An exceptional R3-zoned development opportunity in the heart of Tahmoor, positioned within a dynamic growth corridor and just minutes' walk to Tahmoor Railway Station and Town Centre. This site presents an ideal platform for multi-dwelling redevelopment, with clear potential for up to 8 townhouses (STCA), each comprising 3 bedrooms, 2 bathrooms and single-car accommodation.

The property spans a generous 2,000m<sup>2</sup>;, is fully fenced, and features a gentle front-to-back slope, offering favourable topography for construction efficiency and cost-effective site works.

Currently improved with two existing dwellings, the site provides dual rental income, assisting with holding costs while development plans, approvals or staged construction are progressed&mdash;an attractive proposition for developers seeking income-producing land.

Further upside exists with the option to acquire the neighbouring property, effectively doubling the landholding and significantly enhancing yield, design flexibility and overall project feasibility.

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**FOR SALE**  
\$2,000,000

**VIEW**  
By Appointment

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 **LJ Hooker**

Tahmoor Town Centre is the largest commercial hub in the Wollondilly region, offering a strong mix of national retailers and essential services including Woolworths, Aldi, cafes, medical centres, dentists and chemists. The area is well supported by education infrastructure, including Tahmoor Public School and Picton High School, which has recently benefited from a \$100 million upgrade—a key driver of ongoing population growth and buyer demand.

This is a rare opportunity to secure a well-located, income-generating development site in a tightly held area experiencing continued infrastructure investment and strong capital growth prospects.

Price is for both blocks, totalling 2000m<sup>2</sup>.

Please view the attached video showcasing Tahmoor and its future growth trajectory.

LJ Hooker Picton presents this information in good faith and recommends all purchasers conduct their own due diligence, including planning, legal and financial investigations, prior to making any offer. LJ Hooker Picton accepts no responsibility for any inaccuracies contained herein. Interested parties should seek independent legal advice before entering into any contract.

## MORE DETAILS

Property ID	4DWHV8
Property Type	House
Land Area	1000 m <sup>2</sup>

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