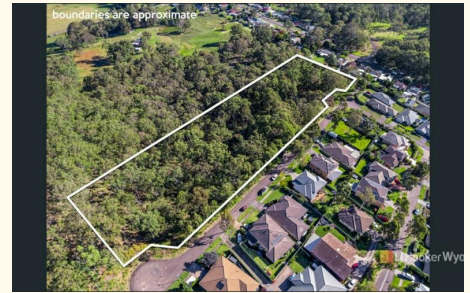


boundaries are approximate



Sold

LJ Hooker Wyong



11 Lexington Avenue, Wadalba

DA Approved Building Lot on Acreage.

With a current DA approval in place to build a single storey four bedroom, three car garage house amongst a scenic natural background, this approximate 1.735 hectare (4.28 acres) parcel of land also possesses a section that may offer possible future residential land subdivision potential subject to Council approval and sewer availability to the R2 section of the block of land.

Imagine being able to build on an exclusive and private parcel of land a substantial 4 bedroom, 2 bathroom and triple garage home in an elevated position in a the highly sought after suburb of Wadalba and be surrounded by your own natural acreage teaming with wildlife. Enjoy exploring your own piece of Australian paradise right at your own back door step and yet have all the conveniences of modern living only minutes drive away. With power, water and sewerage available, level building site cleared and DA consent till 26th March 2026.

Located in an area close to Wadalba Community Shops, school and a 20 to 30 minute drive to some of the best beaches on the Central Coast, 60 minutes to Wahroonga, 45 minutes to Newcastle, this opportunity provides a unique combination of convenience with

1 1 0

FOR SALE

Price Guide \$1,200,000

AGENTS

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AGENCY

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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.

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natural acreage living.

In the future, the section of land zoned R2 Low Density Residential, there is the possibility, subject to Council approval, to create 4 residential blocks of land ranging from 450 sqm up to 700 sqm based on current concept plans.

" DA Approved for a 4 bedroom, 2 bathroom, triple garage home

" Total area of 1.735 hectares approximately —

Approximately 1.37 hectare site to build your home currently zoned C2 with "existing rights usage".

- Balance of the land zoned R2 Low Density Residential
- Subject to Council approval, 4 residential building blocks based on current draft plans
- Permitted with Consent - Child Care Centre or Church (subject to Council approval)

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Wyong does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.

MORE DETAILS

Property ID	152GFNA
Property Type	Other
Land Area	1.7 hectare

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