

## Wamberal, 7-9 Renown Street

### A Rare Developmental Gem

Brought to market for the first time in over 30 years, this truly rare double block developmental opportunity is one of the very few remaining in the local area with a multitude of potential options. Superbly positioned being only 300 meters to Wamberal Beach access point, public transport, sporting grounds, walking distance to local amenities and into Terrigal the lifestyle appeal is unrivalled and combines with current R2 zoning, flat land, and wide block frontage across one the very few blocks that isn't zoned for flooding in this pocket of Wamberal.

Furthermore, the block currently hosts 2 separate rental incomes, allowing you to pay down your investment through leasing while culminating your dream output for the property —be it a family home, investment or development of this site. This is truly a one-of-a-kind opportunity in arguably the most popular pocket of Wamberal.

#### Features:

-R2 zoned potential development site.



**Disclaimer:** 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.

**SOLD**

4

2

2

**For Sale**

Contact Agent

**View**

[ljhooker.com.au/1GX7GC1](http://ljhooker.com.au/1GX7GC1)

**Contact**

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**LJ Hooker Terrigal**  
(02) 4385 8444



- 960sqm double block
- One of very few blocks in the area that isn't zoned for flood.
- Ample developmental opportunity
- 2 rental opportunities already established on site.
- Ability to pay down investment initially if inclined.
- Level block with wide frontage
- Pristine location only a short walk from multiple water ways, sporting fields, local amenities, and public transport

All information provided regarding this property is gathered from sources we deem reliable, we cannot guarantee its accuracy. Interested parties should conduct their own independent inquiries and verify all details to their satisfaction.

## More About this Property

Property ID	1GX7GC1
Property Type	House
Land Area	964 m2
Including	Close to Schools Close to Shops Close to Transport

### Michael Ahearn 0466 464 240

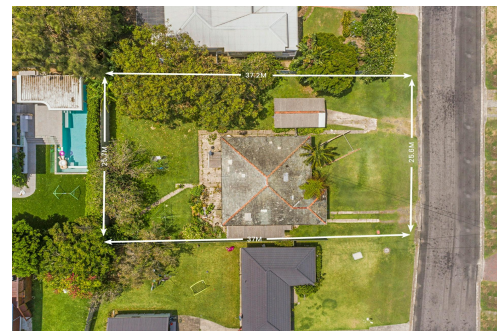
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