



190 Pollock Avenue, Wyong

Rare 3.68-Acre Lifestyle Property —Space, Grandeur & Future Potential

A property of this scale, versatility and potential is becoming increasingly rare.

Set across an impressive 3.68 acres of cleared, flood-free land, this remarkable holding presents an exciting opportunity to create a magnificent family estate, pursue a range of lifestyle uses or explore its significant future development potential (STCA).

At the heart of the property is a substantial manor-style residence, offering generous proportions, multiple living areas and an abundance of scope to renovate and transform into an impressive executive family home. Whether your vision is to restore its grandeur, modernise and personalise the interiors, or create a private country-inspired sanctuary, the foundations are here for something truly special.

Adding further versatility is the existing studio-style accommodation, providing an ideal space for extended family, guests, a home-based business or potential additional rental income (STCA).

Beyond the residence, the property truly comes into its own. Extensive hardstand areas, workshop and storage facilities and expansive

4 3 4

FOR SALE

Price Guide \$2,100,000

VIEW

Sat 3rd Oct @ 11:00AM - 11:30AM

AGENTS

David Peters
0409 655 975
dpeters.wyong@ljhooker.com.au

Lachlan Peters
0411 988 356
ldpeters.wyong@ljhooker.com.au

AGENCY

LJ Hooker Wyong
(02) 4353 2200

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.

LJ Hooker

grounds provide an extraordinary amount of space for vehicles, machinery, trailers, caravans, boats, hobbies or other lifestyle pursuits. There is room to work, store, create and enjoy —without the constraints normally associated with suburban living.

For those seeking an equestrian or rural-inspired lifestyle, the expansive grounds also offer potential for horse agistment or other ancillary uses, subject to the necessary approvals and works.

A Property With an Eye to the Future

Positioned within one of the Central Coast's rapidly growing corridors, this unique holding offers far more than an exceptional lifestyle property.

Surrounded by significant residential growth and neighbouring R2-zoned land, the property presents an intriguing opportunity for those with an eye to the future. A scoping proposal for a potential R2 rezoning pathway has already been completed with Council, incorporating a concept yield of up to 21 dwellings, subject to rezoning, development approval and all relevant planning requirements (STCA).

The property is particularly well placed for future consideration, with cleared, flood-free land and existing mains sewer and utility services providing an excellent foundation for further exploration.

Importantly, the opportunity is not dependent on immediate development. For the right buyer, this is a substantial lifestyle holding that can be enjoyed today while retaining the potential to investigate its longer-term possibilities.

Key Features

- Rare 3.68-acre lifestyle holding
- Cleared, flood-free land
- Grand manor-style residence with substantial living accommodation
- Scope to renovate and create an impressive executive family estate
- Existing studio-style secondary accommodation
- Extensive workshop, storage and hardstand facilities
- Expansive grounds suitable for a variety of lifestyle and ancillary uses
- Potential for multiple income streams, subject to approvals
- Potential horse agistment opportunity
- Existing mains sewer and utility services
- Potential future residential development opportunity (STCA)
- Council scoping proposal completed for a potential R2 rezoning pathway
- Concept yield of up to 21 dwellings (STCA)
- Surrounded by significant residential development and growth
- Approximately 5 minutes to Wyong Railway Station
- Direct rail connection to Sydney Central
- Approximately 50 minutes to Wahrenonga via the M1 Motorway
- Convenient to schools, transport, medical facilities and major employment centres

Whether you're searching for an extraordinary family lifestyle, a property with substantial infrastructure and income possibilities, or a holding with genuine long-term development potential, opportunities of this scale and versatility are seldom offered.

This is more than a property —it is an opportunity to secure a significant piece of the Central Coast with the space to live, the infrastructure to work and the potential to shape its future.

DISCLAIMER: This advertisement contains information provided by third parties. While all care is taken to ensure accuracy, LJ Hooker Wyong does not make any representation as to the accuracy of the

information contained herein, 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	15V2FNA
Property Type	House
Land Area	1.47 hectare
Including	Spa
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

David Peters 0409 655 975

Principal | L.R.E.A | dpeters.wyong@ljhooker.com.au

Lachlan Peters 0411 988 356

Sales Consultant L.R.E.A / Auctioneer |
ldpeters.wyong@ljhooker.com.au

LJ Hooker Wyong (02) 4353 2200

132 Pacific Highway, WYONG NSW 2259
wyong.ljhooker.com.au | wyong@ljhooker.com.au



Internal 393m² External 41m² Landsize 14700m²

190 Pollock Avenue, **Wyong** 

4 x  3 x  4 x 

NORTH



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.