

**109-113 Fern Street, Gerringong, NSW 2534**

**Sold House**

Wednesday, 23 August 2023

109-113 Fern Street, Gerringong, NSW 2534

**Bathrooms: 1**

**Type: House**



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## Contact agent

Investors and developers will immediately recognise the superb positioning, huge land size and excellent future possibilities of this blue-chip real estate offering. Ideally positioned with high exposure to Gerringong's main thoroughfare, this substantial 906sqm approx allotment has convenient rear access and represents a golden opportunity to secure a prime commercial property that's well-appointed and presented in great condition with exciting future rewards. Currently leased to established businesses in the local community - Gerringong Pharmacy and Gerringong's Newsagency - the site is earning an income stream and features two streetfront retail showrooms with a quality fit-out, multiple office/shops and workspaces, bathroom facilities and a generous backyard offering parking for multiple vehicles. The site also offers an E1: Local Centre dining with excellent future to develop and create a premium commercial/residential package that will really take advantage of its prime coastal position. A height limit of 11 m will allow a multi-storey development that will capture sweeping ocean and district views from a height of 11m. Gerringong is a fast growing coastal destination home to some of the south coast's most amazing beaches and is filled with trendy cafés, eateries, shopping amenities and supporting businesses. The perfect location for functions, corporate training and entertainment events, it's also very well-located a scenic two-hour drive from Sydney's CBD, and just 40 minutes south of Wollongong & 10 minutes from both Kiama & Berry. Property highlights: A prime commercial/development opportunity with high exposure Two separate tenancies currently earning excellent rental income Set on a large 906sqm level landholding with rear lane access Streetfront retail showrooms plus multiple offices and shops A large-sized backyard with parking for multiple vehicles Potential for a multi-storey commercial/residential complex Elevated ocean and district views from the upper levels Zoned 'E1 Local Centre' with a height limit of 11m allowing multiple levels Offered to the market now for the first time in nearly 35 years Freehold building Lots size: 906sqm (approx.) Land zoning E1: Local Centre Height of Buildings: 11m Council: Kiama Council Council Rates: \$1,817.00 p/q approx. Water Rates: \$230.00 p/q approx.