

184 Princes Highway, Dapto, NSW 2530

molenaar + mcneice

Sold Residential Land

Wednesday, 12 June 2024

184 Princes Highway, Dapto, NSW 2530

Area: 1529 m2

Type: Residential Land



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\$1,700,000

exposure | dual-access | convenience Bound by three major arterial roads at a main traffic light intersection to the southern entrance of the rapidly growing Dapto township and Karrara Bridge location. This prime two-lot development opportunity offers optimal exposure, convenient access to the M1 motorway on/off ramps and dual access with two street frontages from both the Princes Highway and Marshall Street. Zoned E3 and providing a diverse range of uses such as industrial, commercial, creative, warehousing and emerging industries that require larger floor space (information package available on request). what you will love...> zone E3 - productivity support (Wollongong LEP)> large 1,529 sqm parcel of land> two street frontages providing dual access> prime development site with optimal exposure at major intersection> bound by three major arterial roads> close proximity to Karrara Bridge and growth corridor of the West Dapto expansion> easy access to the M1 motorway on/off ramps to Wollongong and Sydney> building height restriction - 11 meters> floor space ratio - 1.2:1> 20.19 meter frontage x 76.49 meters wide> 16-minute drive to Wollongong CBD, 80-minute drive to Sydney> council = \$2,615 pa, water = \$685 pa, land size = 1,529 sqm Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.