

1B&1C Church Street, Appin, NSW 2560



Residential Land For Sale

Friday, 24 May 2024

1B&1C Church Street, Appin, NSW 2560

Area: 4289 m2

Type: Residential Land



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Contact Agent

Fantastic opportunity to purchase a highly visible site, strategically located on the intersection of Appin Road and Church Street. This property is situated in the popular growing town of Appin with a high traffic area of approximately 10,000+ cars per day. The property is zoned R2 - Low Density Residential. Previously the property operated as approved for Commercial use. However, that DA has now expired. It will be the buyer's responsibility to apply for a Commercial use of the site, if required. There is a planning proposal with federal government to rezone the area to B2 Local Centre (Commercial) 1B Church Street, Appin NSW 2560

Lot 101 | DP 1091955 Lot 101 was previously approved and operated as a Tyre & Service Shop, Workshop and Auto Electrician. It consisted of a large warehouse, open barn, workshop, spray shop and concrete parking at front. It has large front and rear yard and plenty of parking for machinery and vehicles, fully fenced. The additional bonus is two street access to this lot, from both Appin Road and Church Street. Please note that there is a Planning Proposal for Brooks Point Road Precinct, currently with the federal government, to amend the LEP (WLEP 2011) to amend the land use zoning of the site from RU2 Rural Landscape to R2 Low Density residential, B2 Local Centre, E2 and E4. The proposal would deliver 288 new residential lots, thus directly affecting the corner of Appin Road and Church Street, which would be rezoned from R2 (with commercial use) to B2. The corner will act as a gateway to Appin Village and increase the range of retail, business and community uses to meet future needs of the village community. This would create a fantastic opportunity for a commercial development in this high profile location, servicing the new residential development to meet the daily needs of the residents, supporting infrastructure as well as additional traffic. Property Type: Commercial Zoning: Currently zoned R2 - Residential with Commercial use. Planning proposal with federal government to rezone the area to B2 Local Centre (Commercial) Land Size: 3,352m² 1C Church Street, Appin NSW 2560

Lot 50 | DP 1155075 Previously approved for a Motor Showroom and used as a Car Dealership, currently leased as a Bus Depot. Property Type: Commercial Zoning: Currently zoned R2 - Residential with Commercial use. Planning proposal with federal government to rezone the area to B2 Local Centre (Commercial) Land Size: 985m² Total floor area: 4289m² Strata levies: \$ per quarter Water rates: \$ per quarter