

2 Vales Road, Mannering Park, NSW 2259



House For Sale

Wednesday, 1 May 2024

2 Vales Road, Mannering Park, NSW 2259

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1353 m2

Type: House



Ricky Briggs
0400312136



Gavin Coulson
0405133063

Auction Unless Sold Prior

An opportunity to purchase a piece of Mannering Park history from a former era gone by now representing a class development site allowing for a fantastic contribution to the suburbs housing. This site boasts DA Approved plans for subdivision into 3 torrens title lots to build 3 different homes with the 3rd being a duplex on an ideal level corner parcel with multiple entry points. The Features:- Approx. 1,353sqm corner parcel of land - Level land with dual street frontage | 33.52m Vales frontage / 40.5m Waveley Frontage - R2 Zoning - 2018 Statement of Environmental Effects report available- DA Approved and stamped Plans for 3 lots & 4 new home builds - Proposed House 1: Dual storey 4 bed / 3 bath / 1 car home- Proposed House 2: Single storey 3 bed / 2 bath / 2 car home - Proposed House 3: Single storey duplex of 3 beds / 2 baths / 1 car each home - Clear title with no apparent restrictive easements The Location: - Lake Macquarie Shoreline running either side off Vales Road - only 100m to waters edge- Directly opposite child friendly park - family friendly area - Approx. 400m to Mannering Park Public School and Pre School- Approx. 450m to local shops, cafes, doctors surgery - Approx. 500m to local boat ramp & jetty - Approx. 1.5k to Mannering Park Sailing Club - Approx. 4.7k to Pacific Highway - major arterial to Newcastle or Sydney - Approx. 10mins to beautiful Lake Macquarie / Central Coast Beaches Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.