

# 22 Warlters Street, Port Macquarie, NSW 2444

## Residential Land For Sale

Tuesday, 14 May 2024

22 Warlters Street, Port Macquarie, NSW 2444

Area: 4091 m<sup>2</sup>

Type: Residential Land



Todd Bates  
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## Expressions of Interest

Outstanding opportunity for astute developer; from three existing homes, this elevated 4091sqm currently produces in excess of \$105,000 annually but its magnificent CBD location, with views across Port's sparkling waterways, promises far greater rewards. - Literally metres from the harbour foreshore; vast 4091sqm- Wide-fronted battleaxe accesses three neat older-style homes- Versatile configuration on single DP; preliminary drawings- Pending future development, four separate rental incomes- High-set, offering perfect northerly aspect across marina- Building height of 14.5 metres promises spectacular views- Strong existing income until development works commence- Paces to K-Mart, Settlement City, popular cafés and eateries- Clubs, medical centre nearby, foreshore stroll to CBD centre- Rare development opportunity, prime cosmopolitan CBD locale