

**2245 Remebrance Drive Way, Picton, NSW 2571**



**House For Sale**

Friday, 14 June 2024

2245 Remebrance Drive Way, Picton, NSW 2571

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 10 m2**

**Type: House**



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## Awaiting Price Guide

The Property has been identified within the Picton Proposed Expansion area with other nearby properties and prioritised as high priority with a short timing turnaround. Total 10.31HA. The property is currently zoned RU2 Rural Landscape total land size 10.31HA the area identified as proposed IN2 totals approximately 3.06HA, investigations relating to a potential rezoning are currently being conducted by Wollondilly Shire Council in line with the findings of the Wollondilly Employment Land Strategy. The proposed zoning currently earmarked for the front section of the land is for IN2 Light Industrial. The area is approximately 3ha of the land closest to the Remembrance Dr frontage (See extract taken from the Employment Strategy). Council have already begun the process of rezoning to IN2 Light Industrial to the front with the remainder of the site at the rear allowing for a single rural homesite. (see letter attached in the Information Memorandum). The Sydney Industrial market has been subject to unprecedented growth over the last 24 months, primarily attributed to historic low interest rates as a result of fiscal stimulus by government and the changing landscape in the retail and commercial shopping in recent years. This shift has increased the proportion of businesses operating online with a reduced requirement for retail shopfronts. Current Picton is seeing a larger than average increase for industrial premises due to the low supply and increasing demand. Picton is located approximately 47km northwest of the Wollongong CBD by road and 90km southwest of the Sydney CBD by road. Email or phone for the full Property Information Memorandum, The video attached shows the Picton area.