

28 Quinns Lane, South Nowra, NSW 2541



Sold House

Saturday, 25 November 2023

28 Quinns Lane, South Nowra, NSW 2541

Bedrooms: 3

Bathrooms: 2

Area: 1 m2

Type: House



Nick Dale

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Contact agent

Council have communicated that they support this site for B5 development and have ear-marked the western side of the property as a council road (20m wide) to further expand and access the B5 zones surrounding areas.

- 1.72Ha / 4.25 acres
- Height allowances – 21m / 5 stories
- Floor space allowance up to 10,000 m²

Current Structures/units include;

- Unit 1 - Service/ retail unit – tenanted
- Unit 2 - Service / retail unit – tenanted
- Unit 3 - Workshop/warehouse – tenanted
- Residential 3-bedroom house – vacant

Current return \$4,840 pm / \$58,080 p.a. (Potential with residence rental \$7,340 / \$88,080 p.a.)

Proposed Best Use A 'best use' proposal has been drafted as an example of how the property can best perform as an investment and development. This is just an example however the sizes and rates are all applicable based on sales history in the immediate region. It is estimated that at least \$12mil of saleable space is achievable on the simplest of plans. This has only taken in consideration 1 level whereas 5 stories / 21 metres in height can be utilised.