

30 High Street, Largs, NSW 2320

Sold House

Wednesday, 18 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1618 m2

Type: House



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\$900,000

Opportunities don't get any more sort after than this prime 1,618sqm parcel of land right in the heart of Largs. With great road exposure and HUGE development options, one luxury buyer will have the opportunity of a lifetime. Whether you are looking to design your dream family home, create a medical centre or build a portfolio of amazing investment properties this one is certainly for you. The current home is structurally in good condition with an easy conversion into a three bedroom, two bathroom home with two separate living areas, or choose to knock it down and start again. Largs is a lovely suburb that boasts a semi rural feel, whilst still within easy reach of the conveniences of city living. Within a ten minute drive, you'll find the heritage centre of Maitland, the quaint town of Morpeth with a range of galleries, boutique shopping and cafes, and the popular Green Hills shopping complex, offering easy access to all your everyday needs and more! Further afield, you'll find Newcastle a 40 minute drive, and the Hunter Valley 30 minutes away, and only 15 minutes from the M1 Motorway, connecting you to the city and vineyards in no time! If you would like to know more information about possible development options, resale of sites and further general information please reach out to our awesome team at Clarke & Co Estate Agents.

PROPERTY INFORMATION
Existing Home:- Structurally in good condition with a hardwood timber frame. - Being on piers it makes it easy to create additional wet areas or move plumbing.- Easy possibility of being converted into a 3 bedroom, 2 bathroom home with 2 separate living spaces.
Site Information:- ZONING, R1 General Residential - Flat 1,618sqm block with great square shape - 40m road frontage on High Street Largs- 40m road frontage on Church Street Largs - No easements cutting the block - Sewer in the back left hand corner perfectly positioned - Huge North facing aspect - NO flooding, bushfire, road widening, heritage listing or anything major that will effect the possibilities
Maitland Council Development Options:- Maitland Council do allow a Torrens title subdivision down to 300sqm - Maitland council allow straight land subdivisions down to 450sqm
Development needs for the area:- Medical centre- Day care - Unit complex for more housing - Vacant blocks of land- Aged care facilities
Outgoings: Council Rate: \$3,220 approx per annum
Water Rate: \$754.98 approx per annum
Why you'll love where you live;- Located within an easy 8 minute drive of the lovely Morpeth Village, boasting a range of cafes, boutique shopping and restaurants to enjoy.- Within a stroll from Largs Public School and Largs Park.- Located just 10 minutes from the newly refurbished destination shopping precinct, Green Hills shopping centre, offering an impressive range of retail, dining and entertainment options right at your doorstep.- An easy 10 minute drive to Maitland's heritage CBD and revitalised riverside Levee precinct, offering a range of retail, dining and seasonal events.- 40 minutes to the city lights and sights of Newcastle.- 30 minutes to the gourmet delights of the Hunter Valley Vineyards.***
Health & Safety Measures are in Place for Open Homes & All Private Inspections
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