

468 Argyle Street, Picton, NSW 2571

House For Sale

Tuesday, 14 May 2024

468 Argyle Street, Picton, NSW 2571

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Paul Vella

0246771488

Offers Over \$900,000

An exceptional investment opportunity awaits at 468 Argyle Street, Picton. Situated on a spacious 1,532m² site with the convenience of D.A approved plan for a 1 INTO 2 LOT TORRENS TITLE SUBDIVISION, this property presents a rare chance to capitalize on the demanding Picton market. Centrally located, this property offers easy access to shops, schools, and public transport, ensuring convenience for residents. With D.A approved plan already in place for a subdivision, most of the hard work for undertaking a development consent has been completed, providing a seamless path for investors, developers, or builders. The existing home on the property offers the flexibility to lease while development plans are underway, adding value to the investment opportunity. Embrace the rural lifestyle and picturesque views of rolling hillsides that Picton is renowned for. Set in a quiet street and well back from the road, it's an ideal setting for families seeking a peaceful environment. Interested parties can request full plans for the approved subdivision, providing clarity and insight into the development potential of the property. Picton is situated just less than an hour drive from Sydney and 40 minutes from Wollongong's beautiful beaches. It is renowned for its semi-rural lifestyle and family friendly atmosphere. With major cities now so accessible, Picton popularity is exploding with smart buyers looking for a lifestyle change. Disclaimer: Whilst every effort is taken to ensure accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.