

5 Yambo Street, Morisset, NSW 2264

wilson real estate

Sold House

Monday, 9 October 2023

5 Yambo Street, Morisset, NSW 2264

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 3814 m2

Type: House



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\$2,315,000

When it comes to regional growth centres, Morisset has been tipped as an area of significant growth, mainly due to its easy access to the M1, and Morisset train station being part of the Sydney Commuting Belt. So, when 3,000m² of R3 zoned land becomes available, it presents a unique opportunity to secure this highly sought after holding and profit from the future growth this suburb is set to experience. The land is comprised of 3 separate lots, being Lot 11, 12 and 13. The property sits high on the corner with fantastic street access from both Yambo Street and Wharf Street, as well as laneway access via Lindon Lane, resulting in street frontage on 3 sides. The existing Masonic Hall could be either incorporated into your new development or demolished (pending council approvals) resulting in a blank canvas. Once developed, the apartments will be a desirable location to reside, due to the proximity to shops and train, whilst being quite away from traffic noise. The land falls perfectly to the Northeast resulting in sun filled apartments with the potential of views to the Watagan Ranges. There appears to be no easements over the land, with the sewer running within Lindon Lane. Drainage-wise, the land is well elevated with a gentle fall to Wharf Street. To the South of the parent lot is Lean Memorial Park, giving some of the future south facing apartments, a parkland view whilst being a close walk to Morisset CBD. There is a lot to like about 5 Yambo Street, Morisset, so please contact Matthew Wilson today to register your interest and or arrange for a private viewing if desired. *Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the owner or agent. While all care is taken to ensure otherwise, WilsonBritten Morisset does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and enquiries. All images are indicative of the property only and Inspections are recommended.