

**8 Wakaden Lane, Griffith, NSW 2680**



**Sold House**

Saturday, 25 November 2023

8 Wakaden Lane, Griffith, NSW 2680

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1009 m2**

**Type: House**



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**\$295,000**

Auction Location: On Site Embark on an exciting journey with this once-in-a-generation development site, hitting the market for the first time in over 50 years! Positioned a mere 250m from the heart of Griffith's CBD, this is where your vision for a vibrant future begins. Spread across a sprawling 1,009sqm (free hold) with a generous 25m street frontage, 8 Wakaden Lane is a canvas for innovation, offering boundless potential to shape the skyline with a high-demand rental housing complex. The Griffith City Council champions a bold dream for denser development, a stone's throw from this site, aligning perfectly with the modern ethos of urban living. Imagine multi-story flats, a mix of 1 and 2-bedroom apartments, and a contemporary boarding house, all within walking distance to the city's hub. Delve into the Griffith Residential Control Plan and visualize the transformation. The blueprint beckons for medium density units, affordable housing, and a robust FSR of 2.5:1 south of Wakaden Street, ensuring your project not only meets but exceeds expectations. Tap into a diverse tenant pool eager for quality living spaces - from medical professionals and students to educators and transient workers. Your development will become the heartbeat of the community, a cornerstone of growth and prosperity. Investors, this is a call to action! Seize this rare chance to make a tangible impact, to craft a legacy in a city poised for expansion. With 8 Wakaden Lane, you're not just building structures; you're shaping futures. Explore the details, envision the potential, and let's turn this blueprint into reality. Welcome to 8 Wakaden Lane - where your investment soars, and community thrives. This excerpt is taken from the Griffith Residential Control Plan: "The Central Griffith (North) precinct is located to the north of the Griffith CBD. The Precinct contains a mixture of residential accommodation including single dwellings, dual-occupancies and multiple dwelling housing on lot sizes averaging around 1100 m<sup>2</sup> with 20 m frontages. The projected future character of the Precinct is to be redeveloped with medium density units with an emphasis on affordable housing. A higher FSR has been allocated to the Precinct to promote higher densities. Underutilised lots with frontage to Wakaden Street should be a preferred location for multi-storey residential flat buildings and boarding houses. Binya Street should be preferred locations for multiple dwelling housing, dual occupancies and single storey boarding houses. The existing rail terminal lands should be redeveloped for medium density housing once the freight terminal is relocated. Max FSR 2.5:1 on lands south of Wakaden Street" See the below link to: Griffith Residential Control Plan and view the Central Griffith (NORTH) Precinct for more details.<https://files.griffith.nsw.gov.au/Griffith%20Residential%20Development%20Control%20Plan%202020%20-%20Amendment%201.pdf>