

**8,10,12 Gore Street, Port Macquarie, NSW 2444**



**Sold House**

Tuesday, 19 March 2024

8,10,12 Gore Street, Port Macquarie, NSW 2444

**Bedrooms: 9**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1524 m2**

**Type: House**



Alison Sheppard  
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## Contact agent

Introducing an exceptional investment opportunity in the heart of town – three adjacent blocks with a combined lot size of approximately 1524 square meters and approximately 81m of street frontage, this property is poised for lucrative development. Surrounded by high-quality apartments and nestled in a sought-after location, these blocks offer the perfect canvas for your next project. These three blocks couldn't be better situated. Offering the perfect blend of convenience and lifestyle, they provide residents with a level 5-minute walk to the Central Business District, waterside cafes, fine dining restaurants, the Marina foreshore, and various social clubs. Whether it's work, leisure, or dining, everything is right at your doorstep. The R4 high-density residential zoning with a 19-meter height limit and a generous floor-to-space ratio of 2:1 opens the door to a myriad of development possibilities (STCA). Imagine creating a modern residential complex, taking full advantage of this prime location. With high-quality apartments in the vicinity, there's an established market demand for sophisticated urban living in this area. The property currently consists of three 3-bedroom cottages, each of which are currently tenanted. This presents an immediate income stream while you plan your development. You can continue to generate rental income while you secure the necessary approvals and permits for your project. In an ever-growing real estate market, securing a well-located property with substantial development potential is a smart investment. The strong demand for high-quality residences in the area makes this opportunity even more compelling. You'll have the chance to shape the future of this community while enjoying the rewards of a sound investment. Secure your future in this thriving community by contacting us today for more information. Act now to make this prime development opportunity your own.

Three adjacent blocks in town- R4 high-density residential zoning- 19-meter height limit- Corner position with approximately 81m frontage- Combined lot size of 1524 square meters- 2:1 floor-to-space ratio- Surrounded by high-quality apartments

Property details: Council rates  
8 Gore Street - \$3,250 p/a  
approx 10 Gore Street - \$3,250 p/a  
approx 12 Gore Street - \$3,270 p/a  
approx

Current Rental Pricing:  
8 Gore Street - \$400 per week  
10 Gore Street - \$420 per week  
12 Gore Street - \$400 per week

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