

**Bolong Road, Bomaderry, NSW 2541**

**integrity**

**Sold Residential Land**

Friday, 10 November 2023

**Bolong Road, Bomaderry, NSW 2541**

**Area: 2 m2**

**Type: Residential Land**



Peter Russell  
0244210633

**\$5,000,000**

Peter Russell of Integrity Real Estate & Jared Cochrane of Raine & Horne Nowra are proud to offer For Sale this extremely rare & dynamic parcel of land. Occupying 20,163sqm (5.09ha) this outstanding offering is strategically positioned on the fringe of the Bomaderry CBD with connection to the Bomaderry Railway & direct access to a major arterial road, The Princes Highway. This outstanding opportunity has not been seen in our area for over 25 years. A parcel of land this size offering the flexibility of multi residential zoning provides a versatile configuration allowing for a multitude of uses & a multitude of buyers. This flexibility offers buyers the opportunity to buy as one or purchase separately. Key Features Include:- 3,818 sqm of R2 Zoning (covering 61, 63 + 65 Bolong)- 16,795 of R3 Zoning (covering 53, 57 & 59 Bolong - 4 & 8 Beinda)- 59 Bolong offers a turn-of-the-century Heritage home, which would enable a magnificent renovation to be undertaken, or could be implemented as part of an overall development- dual street frontage offering exceptional exposure and access points- supersized parcel of land - popular suburb, with steady increase in median prices in the last year. Location Features Include:- 900m to Bomaderry Train Station- 1.3km to Meroo Street Family Medical Practice- 2.1 km to Nowra CBD- 3km to Bomaderry Shopping Village & Bomaderry Aldi- 15 minutes to Berry town centre - 25 minutes to Huskisson- 58 minutes to Wollongong. Access to electronic information will be made available to parties upon request.