

338 The Entrance Road, Erina, NSW, 2250



House For Sale

Saturday, 10 August 2024

338 The Entrance Road, Erina, NSW, 2250

Bathrooms: 1

Type: House

Potential

To enquire, please email or call 1300 815 051 and enter code 7819

Shear Property Group & Thynk Property are pleased to present 338-340 The Entrance Road, Erina, NSW.

Prime Strategic location - 3,002sqm of Residential Zoned land with 2 street frontages and 2 separate drive ways, great exposure along a highly traffic arterial road, strong development potential with suitability for a mixture of uses including Child Care Centres*, located opposite one of the largest K-12 school in the Gosford region with over 1,400 estimated enrolments.

Key attributes include:

Strong Childcare Metrics High occupancy, Average Daily Fees, utilization and demand in the wider catchment.

Fully serviced residentially zoned site adjacent E3 Productivity Support zoning, development opportunities include but are not limited to Residential Subdivision, Boarding Houses, Seniors Housing, Shop Top Housing, Group Homes & Respite Day Care Centres, whilst having future rezoning potential in line with adjacent owners.

Close proximity to Erina Fair Shopping Centre & Retail Precinct, future planned Retail Rezoning, proximity to family friendly retailers and on an arterial route connecting the Eastern Suburbs of Gosford to West Gosford & the M1 Motorway.

Current existing retail use with holding income, current earnings of \$77,000 p.a.

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