

49 - 53 Hanbury Street, Mayfield, NSW 2304



House For Sale

Monday, 1 July 2024

49 - 53 Hanbury Street, Mayfield, NSW 2304

Bedrooms: 12

Bathrooms: 4

Parkings: 6

Area: 1616 m2

Type: House



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Price Guide on Request

Rarely do you find over 1600m² of flat land, with two existing properties, zoned R4 High Density Residential in a renewal corridor offered for sale in Newcastle. Offered for sale in one line, separately titled 49-53 Hanbury St present an excellent opportunity to fulfil the objectives of the The Renewal Corridors Development Control Plan (DCP), with these sites in an area where apartment development is encouraged. With a potential build height of 20m and a floor space ratio of 2:1 there are multiple options available for this unique offering. Some of the available options, subject to council approval (STCA) may be:- Apartment block development (potential for up to 32 units)- Townhouse development (potential for up to 12 x 3 story townhouses)- Multi-level retirement village- Commercial premises development

The existing properties have the capacity to produce impressive rental income, with the details of each property below.

49 Hanbury St A 7 bedroom property that is approved for use as a disability residential home, and would also be ideal for student accommodation. All bedrooms are large, there are multiple living areas, full kitchen, plus separate kitchenette and ducted air conditioning. This property has the potential to return considerable rental income during any development approval phase.

53 Hanbury St A period home with 4-5 bedrooms and many beautiful period features on a large block and garaging for four cars. This property has the potential to return considerable rental income during any development approval phase.

These sites are ideally located being only 200m from the Mayfield Village Centre and 450m from Waratah Train Station. The sites have good access to transport links, with the Pacific Highway 200m away. The sites are within walking distance of gyms, clubs, pubs, cafes & restaurants, bus stops and a train station. The approximate distance to amenities and places is detailed below:

Waratah Train Station - 450m
Mayfield Village Centre - 200m
Mayfield Ex Services Club - 20m
Mayfield Medical Centre - 200m
Genesis Health & Fitness - 20m
Web Park - 150m
Mayfield Pool - 1.6km
Newcastle CBD - 4.4km
John Hunter Hospital - 6.8km
University of Newcastle - 3.8km
Newcastle Interchange - 4.4km
Bar Beach - 6.9km

An information memorandum with further detail on these properties can be provided upon request. * Dimensions and property borders are approximate