

**58 William Street, Teralba, NSW, 2284**



**House For Sale**

Thursday, 29 August 2024

58 William Street, Teralba, NSW, 2284

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**

## Unique Development Site

We are excited to offer this exceptional residential/commercial development opportunity - 2,191sqm site with 40m frontage approx. The site is comprised of two existing dwellings on two titles that are zoned E1 Local Centre and fall within the TOD Program (Transport Orientated Development). Situated just 87m from Teralba Train Station and just 22km from Newcastle's CBD, the site is well serviced by public transport and is within walking distance to local conveniences.

- \* Total combined land area 2,191sqm
- \* Total combined frontage of approx. 40m
- \* Zoned E1 Local Centre
- \* Properties fall within the TOD Program (Transport Orientated Development)
- \* Situated 87m from Teralba Train Station + bus stop out the front
- \* Situated 22km from Newcastle's CBD
- \* Within minutes to cycle track, Lake Macquarie, schools and local shopping etc.
- \* Within 10km to Toronto CBD, Stockland Glendale and Warners Bay

Objectives of the TOD Program are to:

- \* Increase housing supply in well located areas
- \* Enable a variety of land uses (residential, commercial, recreational) within walking distance of train and metro stations
- \* Deliver housing that is supported by attractive public spaces, vibrancy, and community amenity
- \* Increase the amount of affordable housing in these locations

58 William Street Teralba:

- \* Generous 1,230sqm block with an approx. 20m frontage
- \* Consists of 3 bedrooms, study, living area, open plan kitchen and dining and renovated bathroom
- \* Features include reverse cycle air-conditioning, built in wardrobes and laundry
- \* Side access, single garage and single carport
- \* Rental estimate \$530.00 to \$560.00p/w

60 William Street Teralba:

- \* Spacious 961.1sqm block with an approx. 20m frontage
- \* Consists of 3 bedrooms, open plan kitchen lounge and dining, bathroom, separate sunroom and a study nook
- \* Features include reverse cycle air-conditioning, ceiling fans, combustion fireplace and a second toilet
- \* Impressive 4 car garaging, double carport and side access
- \* Rental estimate \$560.00 to \$580.00p/w

EXPRESSIONS OF INTEREST - ALL OFFERS TO BE IN THE OFFICE IN WRITING BY THIS TIME - If the offer is accepted you will need to be in a position to sign an unconditional contract and pay the 10% deposit at this time - all necessary investigations would need to be completed and all conditions agreed to prior to the closing date & time.

EXPRESSIONS OF INTEREST CLOSES - 3pm THURSDAY 3rd OCTOBER (If not sold prior).

All dimensions and sizes are approximate. All development possibilities are subject to Lake Macquarie City Council.

From all of us at Ray White Toronto - Warners Bay - Wangi Wangi - North Lake Macquarie, we wish you every success in the search for your next property. If you would like more detail on this or to chat about one of the many other properties we have available please call or email us today.

DISCLAIMER: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or

misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.