

7 York Street, Mayfield, NSW, 2304

wilton lemke stewart

House For Sale

Friday, 16 August 2024

7 York Street, Mayfield, NSW, 2304

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tom Lemke

Presenting a rare chance to secure two adjoining properties at 5 and 7 York Street, Mayfield.

Spanning a combined 1,055sqm on three titles with dual frontage to Sunnyside Street, this substantial landholding is perfectly positioned within the Mayfield Renewal Corridor—an area earmarked for growth and ideal for apartment development.

The R4 High Density Residential zoning, along with a potential build height of 20m and a floor space ratio of 2:1, opens a multitude of possibilities. Whether you're envisioning a sleek apartment complex or a series of modern townhouses, the opportunities here are boundless. For inspiration, look at the nearby completed developments, such as 'The Quarter' on Hanbury Street or the four new townhouses at 2a Wilkinson Street. These examples showcase the type of transformative projects that can be realised in this thriving locale.

Although these properties are being auctioned separately, they present an exceptional opportunity to be acquired together for a visionary development project.

Subject to council approval, potential development options include:

- An apartment block accommodating up to 32 units
- A townhouse development comprising up to 12 three-storey townhouses
- 5 York Street – 3bed, 1, bath, 2 parking – 600sqm block on two titles
- 7 York Street - 3bed, 1, bath, 2 parking – 455sqm block, dual frontage to Sunnyside St.
- Currently housing long term tenants generating an income of \$500 per week while plans are being approved
- Waratah Public School, Corpus Christi Primary, St Philip's Christian College, Callaghan College, Tilly's childcare all nearby
- Waratah Station – 200m
- Mayfield town centre – 700m
- Medical Centre, Mayfield Ex Service's Club, Genesis Gym – 300m
- 4.8km/10mins - Newcastle CBD, 6km/15 mins - Bar Beach

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