

# 1 Barton Street, Mayfield, NSW, 2304



## Land For Sale

Friday, 30 August 2024

1 Barton Street, Mayfield, NSW, 2304

**Bathrooms: 1**

**Parkings: 2**

**Type: Land**



Jesse Mulligan  
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## **Unique, Bluechip Offering in Sprawling Urban Suburb**

Welcoming you to 1 Barton Street Mayfield, first time for sale in nearly 60 years!

Rich in history, this property offers a blank canvas design with generous open spaces, high ceilings and plenty of natural sunlight with some alterations.

Current zoning is Mixed Use which allows for the limitless potential for the astute purchaser including Commercial, Business AND Residential components.

Height limit 20m with FSR 2.1 under the Newcastle LEP.

There is a kitchen, rest room and further storage spaces located at the back of the building while the balance of the internal area comprises of an open plan layout with floorboards throughout.

Internal floor area nearing 300m<sup>2</sup>, with additional space for parking.

Strategic growth corridor position being only a short commute to Mayfield CBD, major motorways, and amenities.

This would be an absolute fantastic opportunity for a redevelopment involving scope of works for either commercial or residential.

Offers closing 5pm on the 4th of October 2024 if not Sold prior.

Contact Jesse Mulligan on 0432 160 186 for more information and inspection times

### **DISCLAIMER**

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits