

# LOT 116, 270 Lake Road, Glendale, NSW 2285

## Residential Land For Sale

Thursday, 13 June 2024



LOT 116, 270 Lake Road, Glendale, NSW 2285

Area: 410 m2

Type: Residential Land



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**\$389,000**

Discover the perfect canvas for your dream home at Strawberry Hills with LOT 116. This elevated block of land offers 410 sqm of potential within a boutique development in an established suburb. Already registered and primed for construction, it boasts a generous 13.7m frontage. The north-east facing orientation ensures abundant morning light and pleasant daytime sunshine. Key Features:- Size: 410 sqm- Frontage: 13.7m- Orientation: North-east facing- Elevated block of land- Boutique development in established suburb- Registered and primed for construction- House and land package available upon request

The demand for land in Glendale is particularly high, with Strawberry Hills standing out as one of the few available options. With only one other land lot offering in the area, this scarcity makes Strawberry Hills a prime opportunity for securing a desirable piece of real estate. The rental market in Glendale also presents a compelling case for investment. The scarcity of rental listings indicates a significant demand for rental properties. By building single-family homes or duplexes (subject to council approval) at Strawberry Hills, investors can attract renters seeking quality housing in a desirable community. This demand suggests lower vacancy rates and higher rental yields, making Strawberry Hills an excellent choice for strong investment returns. This lot is ideally positioned to capture the essence of serene living while providing easy access to modern conveniences. Situated in the desirable location of Glendale, you'll find yourself within a short drive to several key amenities and services.

**Location Perks:** Shopping & Entertainment: Only 4 minutes to Stockland Glendale Super Centre, which features a variety of shops, cafes, restaurants, and entertainment facilities including a movie theatre and sporting complex. Westfield Kotara is a mere 13-minute drive, offering an expanded array of retail and dining experiences. Costco Wholesale can be reached in 6 minutes. Transport Links: Situated just 5 minutes from Cardiff Train Station, this location facilitates easy commutes. It is also well-connected to major routes like the M1 Motorway and Hunter Expressway, ensuring seamless travel. Newcastle CBD can be reached within a 20-minute drive, enhancing accessibility and convenience. Educational Institutions: Glendale East Public School and Macquarie College K-12 are both within a brief 2-minute journey, while TAFE Glendale is just 3 minutes away. Recreation: A short drive to Lake Macquarie and Warners Bay for boating, fishing, and picnicking. Medical Services: John Hunter Hospital, located just 12 minutes away, provides comprehensive medical services including a specialised children's department. Additionally, Lake Macquarie Private Hospital, about 15-20 minutes away, offers surgery, maternity, and rehabilitation services. You can download a brochure dedicated to this beautiful development here: [https://drive.google.com/file/d/1q\\_I3ei3jNyv8HKSrE1hPUIkwXBKSNiBc/view?usp=sharing](https://drive.google.com/file/d/1q_I3ei3jNyv8HKSrE1hPUIkwXBKSNiBc/view?usp=sharing) Don't miss this exceptional opportunity to secure your spot in the sought-after Strawberry Hills development. Contact Constantine at 0478849474 to learn more about LOT 116 and to schedule a site visit. Embrace the chance to create your ideal home in a community that offers both tranquility and convenience. Act now and make LOT 116 the foundation of your future.