

# Lot 2/76 Fern Street, Islington, NSW 2296

## Sold Residential Land

Wednesday, 4 October 2023



Lot 2/76 Fern Street, Islington, NSW 2296

Area: 158 m2

Type: Residential Land



Peter Aloupis  
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Josh Mana  
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**\$450,000**

Situated on approximately 158.1m<sup>2</sup> and superbly positioned within the vibrant city-fringe suburb of Islington, the site offers great land value and enjoys the spoils of the fantastic Newcastle CBD, and boasts easy access to hipster cafes, restaurants, pubs and fine dining. Zoned B4 Mixed Use The land provides a diversified list of development opportunities sure to please the astute investor and small business owner. In addition, it offers owner occupiers the rare prospect to achieve a much-desired work and life balance, allowing the chance to build a beloved family nest whilst growing your business from home. - Zoned B4 Mixed Use (permitted improvements to the land can consist of: shops, offices, food & drink premises, shop top housing and light industries -STCA)- Total land size of 158.1m<sup>2</sup>- Sought-after city-fringe location- Exceptional lifestyle credentials along with creative, technological, entrepreneurial and educational opportunities- FSR is 2:1 (Floor space ratio)(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)