

90A Jeffrey Street, Armidale, NSW 2350

Residential Land For Sale

Saturday, 29 June 2024

90A Jeffrey Street, Armidale, NSW 2350

Area: 1331 m²

Type: Residential Land

Auction

Seize the exceptional chance to own a sizeable plot of 1,331 square metres at 90A Jeffery Street, in the thriving heart of Armidale, NSW. This rare gem offers a blend of potential and convenience, ideal for discerning investors and home builders alike. This spectacular vacant block is enviably positioned just a stone's throw from the bustling town centre, providing an unrivalled opportunity to craft your bespoke residence or embark on an astute investment journey. The land's versatility is further underscored by two already approved Development Applications (DAs): one for the construction of three townhouses and another for three NDIS (High Physical Support) compliant villas, catering to a broad market and ensuring accessibility for all. Potential gross rental, as indicated on the Government NDIS website calculator, is \$102,624 for two residents and one OOA per dwelling per annum and is \$79,391 for one resident and one OOA per dwelling. Potential total NDIS rental yield of \$284,639. Imagine the ease with which you could launch your project, knowing much of the preliminary groundwork has been expertly handled. Whether you're envisioning a sumptuous dream home that encapsulates your personal aesthetic or seeking to capitalise on Armidale's robust housing demand, this plot is primed for realisation. Don't miss this unparalleled opportunity where foresight meets feasibility. The approved plans stand as a testament to the property's immense potential, providing a clear pathway to fruition. We invite interested parties to reach out to the agent for further information or to peruse copies of the approved DA's. Disclaimer: We have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.