



113A Ungala Road, **Blacksmiths**

Blank Canvas Opposite Beach & Surf Club!

Level 348 square metre parcel in a prime east facing position directly across the road from pristine Blacksmiths Beach, so close you can savour the sea breezes and the sound of the waves rolling in. Less than 120m before you're walking on sand and a mere 240m before you reach the surf! 9.1m street frontage onto Ungala Road with bonus rear lane access via Gommera street.

With commercial B1 Zoning (STCA), here lies your opportunity to put your stamp on the area with a boutique development ideally incorporating commercial/retail on the ground floor and residential above - all subject to council approval.

Stroll to the surf club, patrolled beach, the playground & soccer oval, Grannys Pool, Boatrowers Reserve, quality schools and the array of local shops along Turea street.

3 minute drive to Swansea Channel & shopping precinct and approximately 2 hours North of Sydney and 30 minutes to Newcastle CBD.

Zoned B1 - Neighbourhood Centre under Lake Macquarie LEP 2014 with a 10 metre maximum building height.

Draft unapproved concept plans are available for the site.

Some of the permitted uses with consent under the zoning are:

Boarding houses; Business premises; Child care centres; Community facilities; Home industries; Hostels; Medical centres; Neighbourhood shops; Residential flat buildings; Respite day care centres; Seniors housing; Shop top housing; Inspect this beachside lot today and imagine the possibilities.

 348 sqm

\$675,000-\$700,000

ID# 11892100252



Andrew McGrath
0428406442

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.

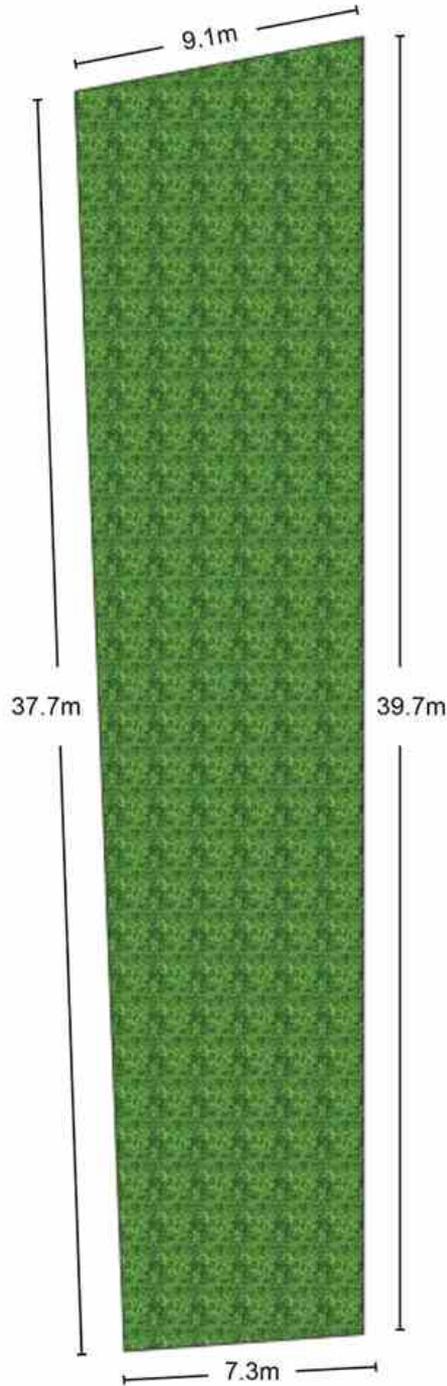


first
national
REAL ESTATE

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← (STREET FRONTAGE TO UNGALA ROAD) →



(REAR LANE ACCESS VIA GOMMERA ST) →



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Approx Land Size = 348m²

All information provided is approximate and should only be used as a guide