

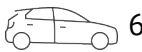
Buy One Or Buy Both And Capitalize on R3 Zoning.



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157 Argyle Street, Moss Vale

Priced From \$1,300,000

Zoned R3 and brimming with potential, each of these homes offers an opportunity to move to convenient living within the fastest growing and most dynamic village in The Southern Highlands.

Whether it's an eye toward future development or simply wanting a location on a larger parcel, each of these properties will reward their new owners.

- BUY TOGETHER OR SEPARATELY

- 159 Argyle Street

PRICE GUIDE \$1.3M.

Flexible terms.

Motivated vendor.

2403 sqm.

3 Bedrooms.

Property ID: L15386932

Property Type: House

Garages: 6

Land Area: 4376.0 sqm

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4 Car Garage.

Offers Invited.

- 157 Argyle Street

PRICE GUIDE \$1.45M – \$1.5M.

Flexible terms.

Motivated vendor.

1973 sqm.

3 Bedrooms.

Separate studio.

2 Car Garage.

Shedding.

Offers Invited.

Key Features:

- Combined land size of 4,376sqm, presenting ample scope for an impressive development
- Zoned R3 Medium Density Residential, providing flexibility for various construction options
- Ideal for the construction of single-level villas, townhouses, or small apartments
- Perfectly situated in close proximity to Moss Vale town centre, offering convenience & accessibility
- Surrounded by picturesque landscapes & the natural beauty of the Southern Highlands
- Outstanding potential for capital growth & attractive rental yields

Development Possibilities: This property duo presents numerous development possibilities. With the flexibility of the R3 zoning, you can explore options such as constructing contemporary single-level villas, elegant townhouses, or even small-scale apartment buildings (STCA).

The sizeable land ensures scope for well-designed living spaces, landscaped gardens, & modern amenities to enhance the lifestyle of future residents.

Location: Situated in the heart of Moss Vale, these properties are perfectly located for the balance between tranquillity & urban convenience. With Moss Vale town centre nearby, residents will have easy access to a range of amenities, including shopping precincts, cafes,

restaurants, schools, & public transport options. The idyllic natural surroundings of the Southern Highlands are within reach, offering an abundance of outdoor activities, parks & recreational facilities.

Investment Opportunity: This exceptional development site presents an attractive opportunity for astute investors & property developers seeking a commercial venture. The prime location, combined with the potential for diverse residential offerings, ensures strong demand from homebuyers & tenants alike. Take advantage of the growing demand for housing in this coveted area & capitalize on the potential for growth & attractive rental yields.

Don't miss out on this remarkable chance to create a signature development in Moss Vale.

Contact Matthew Anstee 0400 555 088 or Kristy Tuddenham 0448 555 054 to arrange your private inspection.

Disclaimer: All measurements and descriptions are approximate and should be independently verified. Development options are subject to relevant council and planning approvals.