

Unlock the Potential of Prime Real Estate on the Central Coast of NSW:
A Wealth-Building Opportunity!!
34 Albert Warner Drive, WARNERVALE





Investing in real estate has long been recognised as a stable and lucrative pathway to wealth. In the heart of New South Wales' Central Coast, the burgeoning suburb of Warnervale presents a golden opportunity for savvy investors.

Imagine acquiring a large parcel of land, strategically situated in a high-demand area, with DA pending for subdivision.

This is more than just a real estate investment - it's a gateway to substantial financial growth and a desirable lifestyle with all the time consuming and difficult work already completed!

The Perfect Investment in a Thriving Community

Warnervale is rapidly becoming a focal point for growth and development. Its strategic location, coupled with ongoing infrastructure improvements like new state of the art school and train station, makes it an attractive destination for families, professionals, and retirees alike. By purchasing a large parcel of sub-dividable land in this flourishing area, you position yourself to capitalise on the increasing demand for residential properties.

Financial Gains: A Smart Investment Strategy

The financial advantages of this investment are multifaceted:

1. **High Demand** - The Central Coast region is experiencing robust population growth. Warnervale, with its appealing lifestyle and expanding amenities, is at the forefront of this trend. This surge in population translates to a heightened demand for housing, ensuring that subdivided lots are quickly snapped up by eager buyers.
2. **Appreciation Potential** - Real estate values in Warnervale are on an upward trajectory. By purchasing land now, you can benefit from substantial appreciation, maximising your return on investment.
3. **Flexibility in Development** - Subdividing land offers flexibility. You can choose to complete and sell individual lots or develop them further with residential properties, enhancing their value and increasing your profit margins.

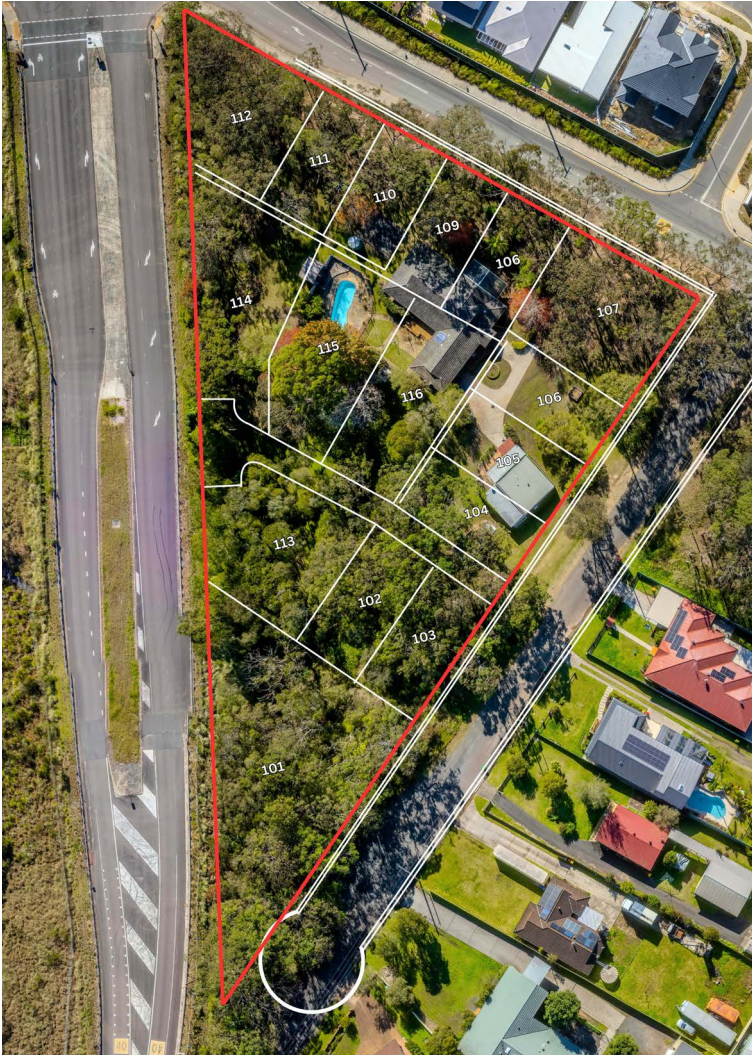
Lifestyle Benefits: The Allure of Warnervale and the Central Coast

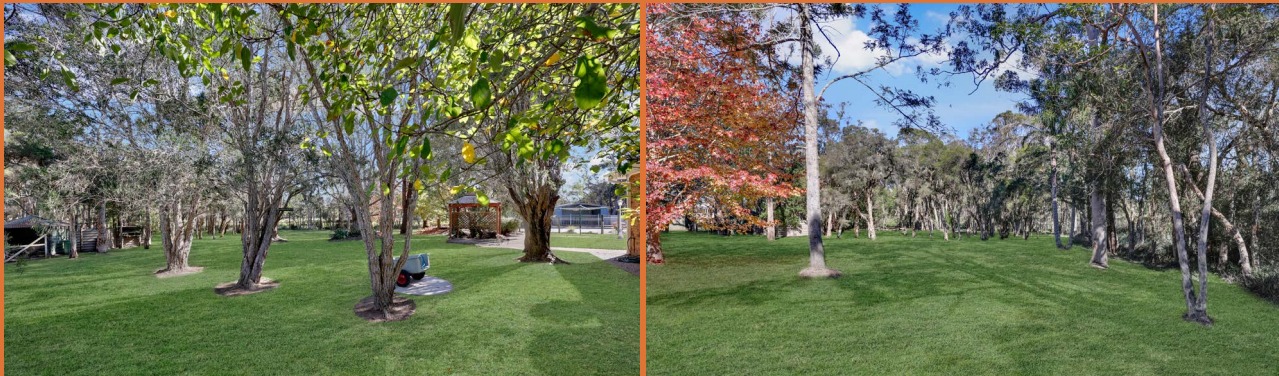
Investing in Warnervale isn't just about financial returns; it's about embracing a lifestyle that combines the best of both worlds - tranquility and convenience. Keep a lot to build your own dream home!

Natural Beauty and Recreation

Nestled amidst picturesque landscapes, Warnervale offers residents access to stunning natural beauty. The area is surrounded by pristine beaches, serene lakes,

- 11,650 sqm (approx.) - last large site available
- R2 zoning - flexibility and utility
- DA pending - for 16 over-sized blocks for a real point of difference, OR amend the DA and create up to 23 standard blocks (STCA).





and lush national parks, providing endless opportunities for outdoor activities such as hiking, boating, and fishing. This harmonious blend of coastal and country living is a significant draw for those seeking a balanced lifestyle.

Convenient Amenities and Connectivity

Warnervale is well-connected, with excellent transport links to Sydney and Newcastle, making it ideal for commuters. The recent infrastructure upgrades, including new state of the art public school, railway station, roads and improved public transport, will further enhance connectivity and convenience. Additionally, the suburb boasts a range of modern amenities, including shopping centres, private school, healthcare facilities, and recreational hubs, ensuring residents have everything they need within easy reach.

Community and Quality of Life

One of the most appealing aspects of Warnervale and the Central Coast broadly is its strong sense of community.

Residents enjoy a friendly, welcoming atmosphere that fosters a high quality of life.

The area is family-friendly, with numerous parks, playgrounds, and community events that create a vibrant, engaging environment for all ages.

Seize the Opportunity

In summary, purchasing a large parcel of land in Warnervale presents a dual advantage: a strategic investment in a high-growth area plus the chance to offer future buyers an exceptional lifestyle. The potential for significant financial gains through subdivision and resale, coupled with the area's undeniable attractions, makes this an opportunity not to be missed.

- The current improvements includes a large, renovated 4 bedroom home with in-ground pool - currently tenanted at \$1,000 per week.
- The tenant is happy to stay on however the property is offered with vacant possession if required.
- There is also a large self contained 'granny flat' which is currently being used as workshop and storage. This would make an excellent site office as well!

Whether you're an experienced investor or developer looking to expand your portfolio or a newcomer eager to capitalize on a promising market, Warnervale holds the key to both wealth building and a coveted way of life. Act now to secure your stake in this thriving community and watch your investment flourish as Warnervale continues to grow.

Genuine and rare opportunity for builders, developers, investors or land bank for your super fund!

Flexible settlement terms available by negotiation.

Exclusive Listing
Offered FOR SALE by Expressions of Interest

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