





Caringbah 306-308 Taren Point Road

raw development site across from caringbah selective high school

RAW Site: Caringbah, Sutherland Shire

Level Walking Distance to Caringbah Selective High School

2 Titles, 2 Owners, SOLD in one line

Site Address: 306-308 Taren Point Road Caringbah

Site Area: 1,484 sqm

FSR: 1.2:1

Zoning: R4 High Density

Council: Sutherland Shire

Feasibility: 20 Units

Local Return on Sales: > \$9k/sqm - 12k/sqm

Etch Database Expressions of Interest Opened: May 2016

SOLD: June 2016

Price: \$3.32 million (\$166,000/unit)

Conjunction Sale with Kinsale Property Group

ETCH is pleased to present on behalf of the vendors. A rare opportunity to secure a residential development site located in the exclusive region of Sydney's Sutherland Shire.

The Vendor has exclusively appointed ETCH to market the property for sale by an expression of interest campaign. The property offers the following attributes:

- Level Development Site with picturesque view over Reserve;
- Site area of 1,484 sqm;
- RAW Site with an opportunity to develop 20 Units
- Rare offering within a popular location in Sydney's desirable Sutherland Shire
- Walk to transport, shops, schools and local amenities, Caringbah is a strong residential market. This site offers an opportunity to capitalise on the current strong values and rates of sale.

Location Overview:

Caringbah is a suburb, in southern Sydney, in the state of New South Wales, Australia. Caringbah is 24 kilometres (15 mi) south of the Sydney central business district in the local government area of Sutherland Shire.

Caringbah once stretched from Woolooware Bay on the Georges River to Yowie Bay and Burraneer Bay on the Port Hacking estuary. A number of Caringbah localities have been declared as separate suburbs but still share the postcode 2229. These suburbs are to the north, Taren Point on the Georges River and to the south, Port Hacking, Lilli Pilli, Dolans Bay and Caringbah South on the Port Hacking River.

Site Position:

The site is located within walking distance to several schools of importance.

Caringbah High School is an academically selective, co-educational public high school located in the Sutherland Shire, Sydney. It is a selective high school in New South Wales. The school was opened in 1960 as a co-educational high school and was nominated to become selective in 1989, over the neighbouring Port Hacking High. Currently there are around 900 students enrolled. In February 2010 the school celebrated its 50th anniversary.

Endeavour Sports High School (ESHS) is a designated sports high school located in the Southern Sydney suburb of Caringbah. It is a selective, comprehensive co-educational school which bases its enrollment on students being proficient in a targeted sport or living in the relatively small local catchment area of the school. The school's alumni include many former and current sportspeople, and Endeavour is well regarded in its sporting development of its students.

Transport:

Caringbah is a central suburb of the Sutherland Shire, considering some of the main roads intersect here. President Avenue and the Kingsway both run from Sutherland via Miranda in the west, to the popular beachside suburb of Cronulla in the east. Taren Point Road leads north to the Captain Cook Bridge, St George area and further north to the Sydney CBD. Caringbah railway station is on the Cronulla branch of the Eastern Suburbs & Illawarra Line T4 on the Sydney Trains network.

Sales Process:

The site was offered to purchase via a private Expressions of Interest process to Etch Real Estate database exclusively. An assessment of all expressions of interest received were made by the vendor and their advisers leading to the selection of one preferred party which entered into exclusive negotiations and exchange of contracts. The conduct of the sales process, the structure and terms of the proposed sale, the evaluation of proposals, and the continued participation of interested parties in the sale process is entirely at the discretion of the vendor and its advisers. The vendor reserves the right to vary the sales process at any time.

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Inspect

Inspection of this property is available strictly by arrangement only.

Contact



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