



59-63 Calle Calle Street, Eden



## The best large Development/Investment opportunity on the South Coast...

A unique development/investment opportunity at the Port of Eden on the Far South Coast of NSW.

- \* Formally St Josephs Primary School.
- \* 1Ha (9777m2) approx area on 5 titles.
- \* Gently sloping with magnificent ocean and bay views.
- \* PRIME LOCATION adjoining the Eden CBD, 3 street frontages and backing onto council carpark.
- \* Improvements include: large modern reception and staff building, 4 teaching buildings, large general use building, large undercover areas, generous open spaces, security fenced.

\* Zoned B4 Mixed Use.

This is a perfect location sandwiched between Eden's CBD and the coast, enjoying panoramic ocean & coastal views, sunny easterly aspect. Potential for Education establishments, Commercial development, Aged care/retirement village, multi-unit development or subdivision.

Close to Snug Cove (Eden's Port area) with two Government funded projects underway - Cruise Ships and Safe Harbour - Marina

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other 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 inquiries in order to determine whether or not this information is in fact accurate.

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<b>Price</b>	\$2,800,000 Plus GST
<b>Property Type</b>	commercial
<b>Property ID</b>	771
<b>Land Area</b>	9,777 m2
<b>Floor Area</b>	683 m2

### Agent Details

Glenn Brunette - 0427 260 500

### Office Details

Eden  
132 Imlay Street Eden NSW 2551  
Australia  
02 6496 1999

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