

34 Loftus Street, WOLLONGONG, NSW 2500

SP1 Zoned Medical Site with Holding Income

Elders Real Estate Wollongong is proud present this unique investment and development opportunity, ideally positioned within the sought-after Wollongong medical precinct.

The property currently comprises an older-style block of 3 fully leased flats, providing a strong rental return while you plan for future development.

With zoning specifically earmarked for Hospital and Medical Research & Development, this site offers immense potential to capitalise on Wollongong's growing healthcare and research precinct.

Property Features

- Zoned SP1 - Special Activities (Hospital and Medical Research and Development)
- Set on approx. 696m2 block
- 2 x 2 bedrooms

TYPE: For Sale

INTERNET ID: 36P2801

SALE DETAILS

[Expressions Of Interest](#)

CONTACT DETAILS

**Elders Real Estate
Wollongong**
353 Crown Street
WOLLONGONG, NSW
02 4228 7878

Lou Niceski
0414 287 093

- 1 x 1 bedroom
- Lockup garages at rear
- Fully leased with annual return of \$48,880

Conveniently located within the medical precinct and within walking distance to both Wollongong Public and Private Hospitals and minutes away from Wollongong Railway station.

An easy stroll to Wollongong CBD mall shopping precinct, Wollongong Tafe and Wollongong University, BONUS direct access to the free shuttle bus, M1 Motor way, Private schools, shops, restaurants & cafes, and famous Coastal Beaches

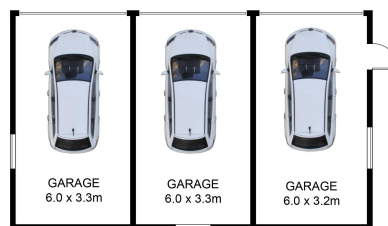
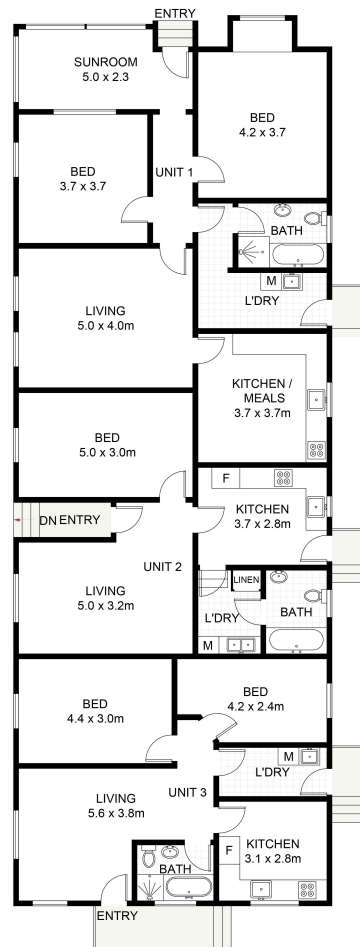
Sydney CBD, and airport only 1 hour away.

This property definitely is a must see!

Call today and schedule your private inspection.

- Land Area 696.00 square metres
- Commercial Type:





(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



34 Loftus Street, Wollongong

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.

