

## 54 & 56 Abbott Lane, DUNGOG, NSW 2420

Rare Opportunity in the Heart of Dungog - Dual Title, Potential Plus

**2,526.00 square metres,**

Welcome to 54-56 Abbott Lane, Dungog - a truly unique and highly sought-after offering in one of the region's most popular residential pockets. Set across two titles with a generous combined land area of 2,526 square metres, this rare double block presents a remarkable opportunity for savvy investors, developers, or those seeking to secure a large parcel in a growing regional hub. Zoned General Residential, the property offers wide-ranging development prospects (STCA), whether your vision is to build your dream home, undertake a multi-dwelling project, or hold for future gains.

One of the standout features of this property is the substantial 210m<sup>2</sup> shed located on Lot 18. Currently configured into four separate tenancies, the shed generates a steady rental income of approximately \$900 per month, providing immediate returns while you plan your next move. This income-producing asset adds flexibility and financial appeal to the site, making it attractive to both developers and passive investors alike.

Positioned in a desirable part of Dungog, this block is conveniently close to schools, shops, parks, and all essential amenities. With the charm of a country town and the promise of regional growth, Dungog is increasingly popular with families, retirees, and

**TYPE:** For Sale

**INTERNET ID:** L39739189

**SALE DETAILS**

[Contact Agent](#)

**CONTACT DETAILS**

**Elders Real Estate  
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Gloucester, NSW  
02 6558 1507

**Sally Kuppers**  
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professionals seeking a relaxed lifestyle without sacrificing connectivity or convenience. Opportunities of this scale and versatility in such a prime location are extremely rare.

#### Key Features:

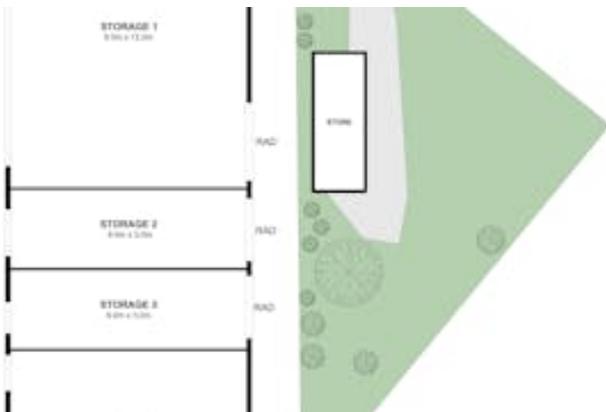
- Expansive 2,526m<sup>2</sup> double block across two separate titles
- Zoned General Residential - a wide range of development options (STCA)
- Large 210m<sup>2</sup> shed divided into 4 tenancies, returning approx. \$900/month
- Excellent location within walking distance to town, schools, and amenities
- Income-producing asset with potential for future capital growth
- Rare chance to secure a sizable parcel in a high-demand regional area
- 54- 56 Abbott Lane; Lot17 1440m<sup>2</sup> Approx; Lot 18 1086m<sup>2</sup> Approx

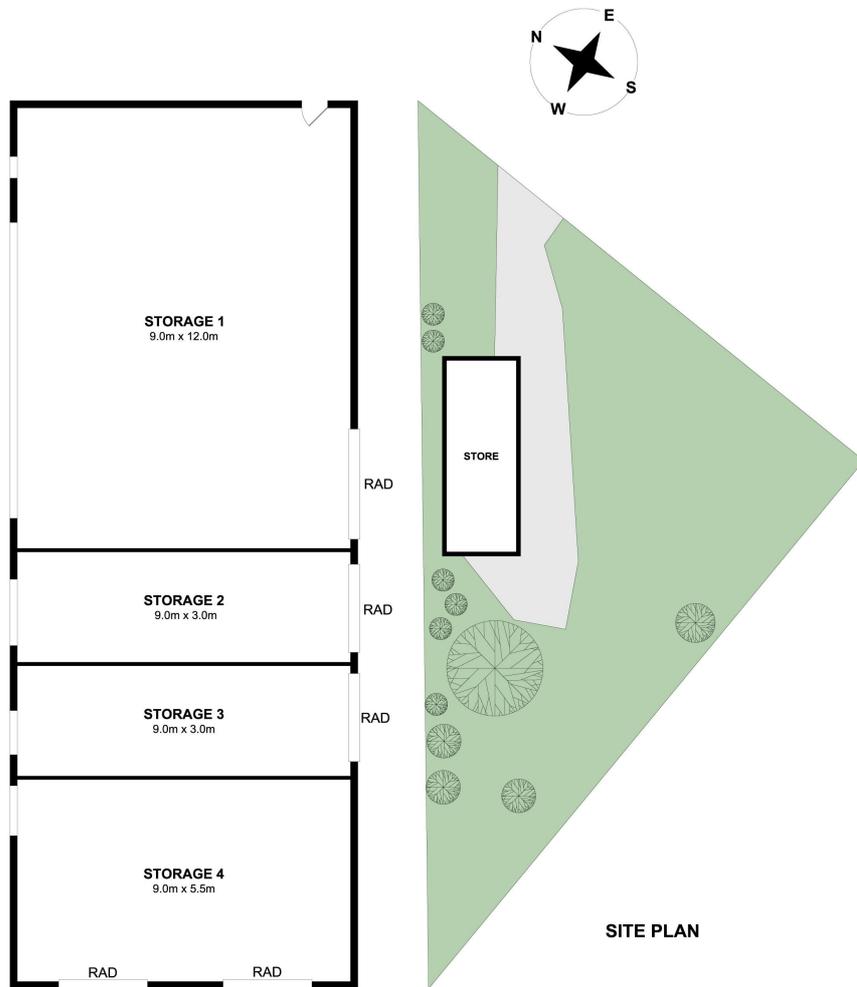
#### Don't Miss Out

Whether you're looking to invest, develop, or landbank for the future, 54-56 Abbott Lane represents a rare and versatile opportunity in the thriving Dungog market. Properties of this size and zoning are few and far between - act quickly to secure this standout parcel and unlock its full potential.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 2,526.00 square metres





Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

17 & 18 Abbott Lane, Dungog  
Total Approx Floor Area 214.20 sq.m