

That's an error.

That's all we know.



















**DEVELOPMENT OPPORTUNITY**

Welcome to the exciting real estate opportunity at 236 Dohles Rocks Road! This development opportunity presents a prime 6273 sq.m. block with a plethora of potential uses, subject to council approval, including a child care centre. Situated atop the hill, the property enjoys refreshing sea breezes that add to its allure. The current owner is open to various options, including retaining the house, but is also willing to consider offers for the split block or its entirety. Let's explore the key features and possibilities of this exceptional property:

The property at 236 Dohles Rocks Road boasts a generous land area of 6273 sq.m. with a 46 Meter frontage, offering ample space for various development options. The elevated location on top of the hill ensures a constant supply of refreshing sea breezes. With such a large block, the potential for creating a lucrative venture is immense.

**POTENTIAL USES**

**Child Care Centre:** The spacious land and serene surroundings make this an ideal location for a child care centre. The elevated position adds to the appeal, providing a safe and pleasant environment for children to learn and play.

**Mixed-Use Development:** Explore the potential for a mixed-use development that combines residential units with commercial spaces, creating a vibrant community hub.

**Community Facilities:** The property's size and location make it suitable for various community-focused facilities such as recreational centers, or medical clinics.

The property includes an existing Italianate house. Depending on the desired development plan, the house could be integrated into the project, renovated, or repurposed.

236 Dohles Rocks Road is a remarkable development opportunity with vast potential and endless possibilities. Whether you envision a child care centre, residential development, or other community-focused ventures, this prime location with its top-of-the-hill position and sea breezes offers an attractive canvas for your dream project. Don't miss out on this chance to create

6,273 m2

<b>Price</b>	\$4.2 Million
<b>Property Type</b>	Residential
<b>Property ID</b>	6144
<b>Land Area</b>	6,273 m2

**AGENT DETAILS**

Nigel Lucas - 0413 351 603  
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**OFFICE DETAILS**

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something extraordinary! For more information or to arrange a viewing, please contact Nigel Lucas. Act now, and let your vision come to life in this exceptional location.

*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.*