



## 14A Queen Street Abermain NSW

Nestled in a private pocket of Abermain, a desirable boutique land parcel prime for development!

The 2.25ha (5.5 acre) parcel is currently zoned R5 Large Lot Residential which allows subdivision to 2000m<sup>2</sup> lots, however it adjoins R2 Low Density Residential offering the opportunity for a potential future rezoning (STCA).

The Property benefits from current DA approval for a 5 x 1 acre lot subdivision. Minimal infrastructure required. Level site with sewer present.

The property provides access off two established streets being Brisbane St and Coal St giving the astute developer a range of different design options.

[For full version visit the website](https://www.petersrealestate.com.au/sale/nsw/hunter-valley-lower/abermain/residential/land/8136693)

<b>Type</b>	: Land
<b>Price</b>	: AUCTION
<b>Land Size</b>	: 2.25 ha
<b>View</b>	: <a href="https://www.petersrealestate.com.au/sale/nsw/hunter-valley-lower/abermain/residential/land/8136693">https://www.petersrealestate.com.au/sale/nsw/hunter-valley-lower/abermain/residential/land/8136693</a>



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