



**1 Picton Avenue Picton, NSW**

**Approved Business Development on 1271m<sup>2</sup>**

An exciting opportunity to purchase a DA approved site in the centre of Picton.

Its rare to see these types of properties hit the market with great main road exposure in the centre of Picton & walking distance to all facilities.

Developments of this nature normally have a high demand & small supply for the built product be it for lease or sale. This is one of the most exciting developments offering seen in recent time.

The building plans are for 5 commercial premises and 5 shop top housing. The development application expires on the 25th October 2025

The contract and plans are available upon request.

Ideal for the investor or builder.

The historic township of Picton is on the fringe of the Southern Highlands, situated just an hour's drive from Sydney and 40 minutes from Wollongong's



**Gerard Smith**



SITE AREA 1229m<sup>2</sup> (after dedication)



CC application 7. SITE PLAN  
23/08/2019

<p>Scale: 1:100</p> <p>North Arrow</p>	<p>Client: WYTHAM GROUP</p> <p>Project: 10/19/19/0001</p> <p>Site: 10/19/19/0001</p> <p>Phase: SITE PLAN</p>	<p>WYTHAM GROUP architect</p>	<p>Project No: 1934</p> <p>Drawn: 23/08/2019</p> <p>Scale: 1:100</p> <p>Sheet No: 10/19/19/0001</p>	<p>File No: 1934</p> <p>Sheet: AD1</p>
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