



468 Argyle Street Picton, NSW

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## Investment Opportunity in the Heart of Picton

An exceptional investment opportunity awaits at 468 Argyle Street, Picton. Situated on a spacious 1,532m<sup>2</sup> site with the convenience of D.A approved plan for a 1 INTO 2 LOT TORRENS TITLE SUBDIVISION, this property presents a rare chance to capitalize on the demanding Picton market.

Centrally located, this property offers easy access to shops, schools, and public transport, ensuring convenience for residents.

With D.A approved plan already in place for a subdivision, most of the hard work for undertaking a development consent has been completed, providing a seamless path for investors, developers, or builders. The existing home on the property offers the flexibility to lease while development plans are underway, adding value to the investment opportunity.

Embrace the rural lifestyle and picturesque views of rolling hillsides that Picton is renowned for. Set in a quiet street and well back from the road, it's an ideal setting for families seeking a peaceful environment.



**Paul Vella**