



97 Rawson St, Kurri Kurri



DA APPROVED CHILDCARE DEVELOPMENT SITE | 86 PLACES | PRIME KURRI KURRI LOCATION

Ready for Development – Growing Hunter Region Opportunity

For Lease (pre-Leasing) or Purchase

An exceptional opportunity to acquire a DA-approved site for an **86-place childcare centre** in the thriving township of **Kurri Kurri**, located in the heart of the **Hunter Region, NSW**.

Positioned in a high-growth residential corridor, this shovel-ready site offers a rare chance to establish a modern childcare facility in an area with strong demand and limited existing supply.

Key Highlights:

- + **DA Approved** for **86-place childcare centre**
- + **R3 Residential Zoning**
- + **Strategic Location** in Kurri Kurri – a booming regional town
- + **Ready to Build** – save time and capital with full development approvals
- + High demand area with young families and new residential estates
- + Close to schools, shops, parks and transport connections
- + Flat easy accessible land
- + Strong demographic and low competition for quality childcare

Existing improvements include a house with 2 car garage.

1,012m²

Price Sale \$1,390,000 or Pre-lease \$395,600 plus GST

Property Type Commercial

Property ID 992

Land Area 1,012 m²

Building Area Other - 250 m²

AGENT DETAILS

Peter Karam - 0414 905 639

OFFICE DETAILS

Belroy Property
Level 3 85 George St Parramatta NSW
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