

Laing+Simmons | Kingsford

10, 12 & 14 Moani Avenue, Gymea

APPROVED DEVELOPMENT SITE



For Sale by Expressions of Interest

Laing+Simmons | Kingsford

Agency 9663 0611 | [lskk.com.au](http://lskk.com.au)

## +THE SITE

### 10, 12 & 14 Moani Avenue

Laing + Simmons Kingsford are proud to offer for sale this approved residential development site. Approval for the Construction of a Residential Flat Building for 24 units and strata title subdivision.

## +THE LOCATION

This amazing site is located in a quiet residential cul-de-sac just a short walk to the GyMEA train station. Hazelhurst Gallery is just around the corner as is the GyMEA Village shops.

### Details at a glance:

Consent reference: DA/13/0878

Date of Determination: 20 December 2013

Consent Authority: Sutherland Shire Council

Land Area: 2,270 sq m (approx)

### Approved Development Mix:

21 x 2 bedroom apartments

3 x 1 bedroom apartments

### + Current Improvements

#### + 10 Moani Avenue

(Folio Identifier 14/29614)  
Fibro House – Vacant

#### + 12 Moani Avenue

(Folio Identifier 1/504124)  
6 residential flats – Vacant

#### + 14 Moani Avenue

(Folio Identifiers 1/SP 12620, 2/12620, 3/SP 12620)  
3 strata units – Vacant

Copy of approved plans, Consent details and Contract for sale are available upon written request to [nick@lskk.com.au](mailto:nick@lskk.com.au)



## +LOCALE

Perfectly positioned in this idyllic leafy setting with ready access to Gymea Shopping Village and Miranda Fair this site offers development approval with a residential mix certain to attract strong local interest from both the investor and owner occupier markets. Local recreational area attractions include Gymea Bay and Port Hacking River.

### Expressions of Interest

for the sale of this prime residential development site should be addressed to:  
Laing + Simmons Kingsford  
488 Anzac Parade (P O Box 576) Kingsford 2032  
nick@lskk.com.au | Fax 02 9663 2196 | Ph 02 9663 0611  
Please call for details of Closing Date.







## **+AGENTS**

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