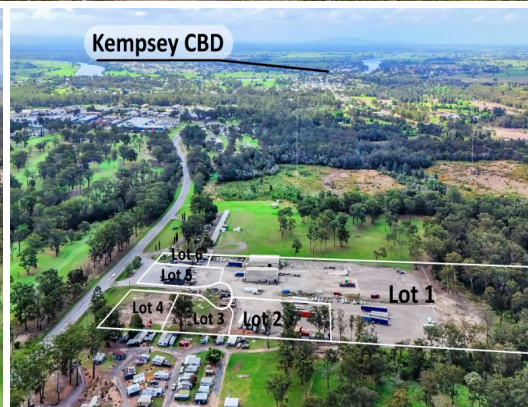
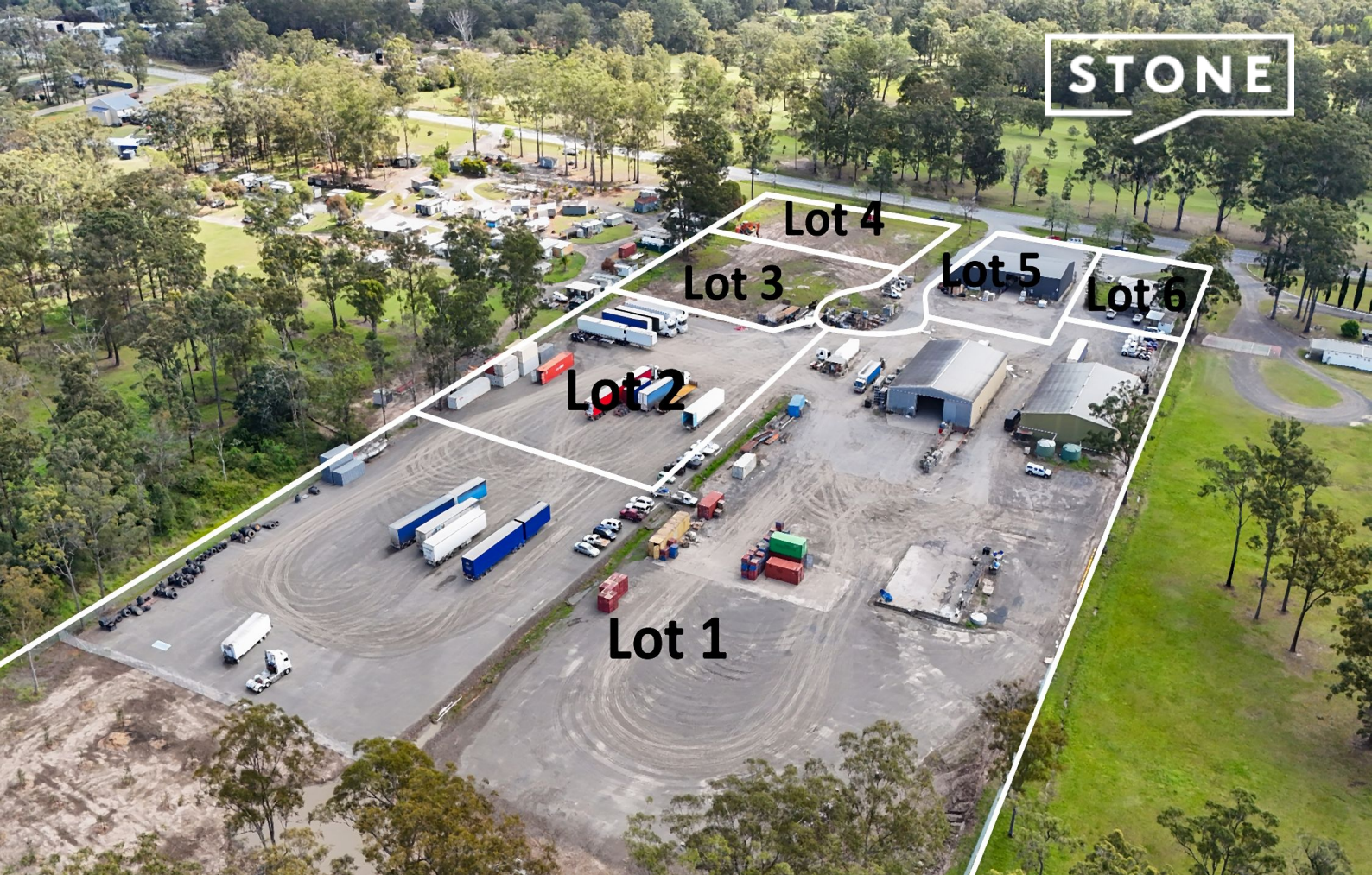


STONE



399 Macleay Valley Way South Kempsey, NSW

## Exciting Development in Ideal High Traffic Location

Stone Real Estate Kempsey is excited to present to you 399 Macleay Valley Way, South Kempsey. Currently in development stage, this property presents an opportunity to purchase 1 or multiple lots from a 6-lot subdivision.

This development provides a unique opportunity for an incoming purchase to acquire a premium and versatile development site with great exposure and in close proximity/on the main route to the M1, Industrial area, and Kempsey CBD.

Key features include:

- 6 lot subdivision
- Zoning: E3 Productivity Support
- Great access for vehicles/trucks/trailers
- 3-phase power available
- Town water and sewer connections available
- Ideally situated on Macleay Valley Way with high-traffic exposure
- Close proximity to the M1 both southbound and northbound exits

LOT 1 - 3.74Ha (9.24Ac) - currently lease generating \$238,000pa including 2x steel frame shed (20x 30m, 600sqm). ...

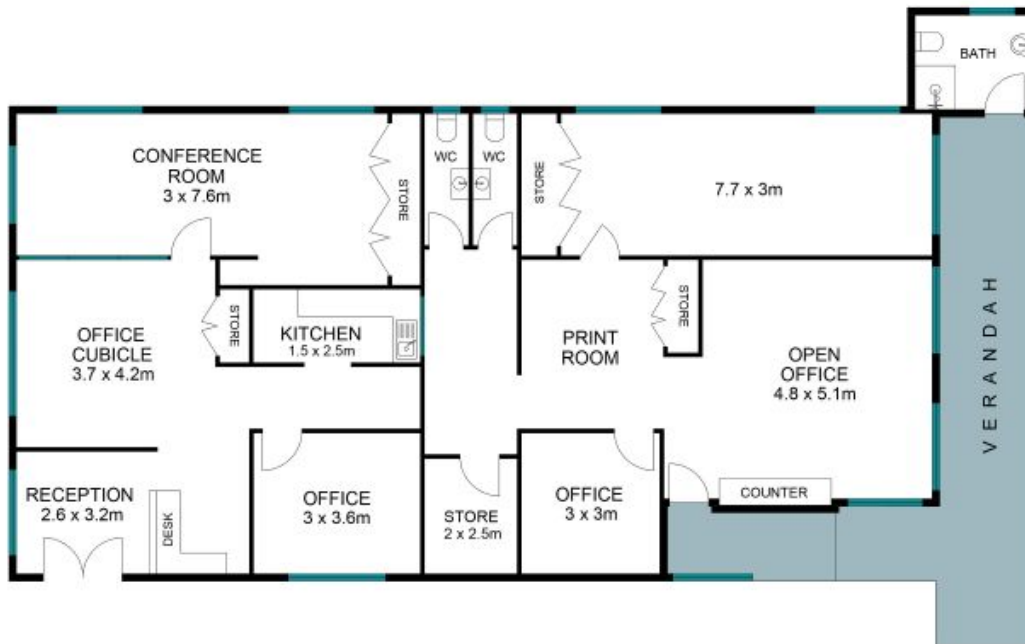
Price: \$650,000 - \$3,800,000



**Carlos Peters**

0427 256 570

399 Macleay Valley Way  
South Kempsey



The site plan and floor plan are not to scale; measurement are indicative in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.