

Just Listed

Silverdale West Industrial Precinct Stage Two

SH1 Motorway

SURF PARK

65 Lascelles Drive 3.5000 ha

Auckland Transport Arterial Road Dairy Flat to Wilks Road Motorway Connection

65 Lascelles Drive, Dairy Flat



# Future Main Arterial Road Land Investment

Lifestyle Living into Road Frontage Industrial - this site has a Unique upside with the Auckland Transport (AT) Designation for an Arterial Road from the Dairy Flat Centre to the Wilks Road Motorway connections, that has started construction.

The property is located in the Silverdale West Industrial Precinct's Stage Two area, with Stage One now being approved from the Private Plan Change (PPC) requiring the Wilks Road Motorway Connections, a third exist lane added to SH1 from Wilks Road, Milldale-Pine Valley Road realignment & Bus Station, to be complete before this can become operational.

NZTA are building the Rapid Transport Route, a Busway and AT would likely be looking to build this Main Arterial connection road to the Motorway as soon as the Motorway south facing ramps and

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<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	792
<b>Land Area</b>	3.50 ha
<b>Floor Area</b>	325 m2

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nearing competition.

The property has a large Home & Income layout, with a private established tree belt, gardens and pond, plus a large double Barn and Workshop, creating a great place to Live or Rent out.

A comfortable lifestyle will be had here in the main home, with warm and inviting open-plan living spaces, four good sized bedrooms, three bathrooms, one with a Sauna built into it, along with a large Family room and outdoor deck areas front & back.

The 2-bedroom minor dwelling will be a delightful residence for extended family. The substantial barn, comes complete with a Bar and Ballet studio set-up in one part, that could also be used as a Home-based Business Work Studio as well.

Infrastructure timing and AT Land requirement for the road will create Two Road Frontage sites that also connect onto the Surf Park, that is currently under construction and pursuing a PPC to add 500 Residential Units, that will help bring Live Zoning of Stage Two in the near distance from now.

One of the Best Land Investment Opportunities available in this area right now - so Act Now - contact the Sole Agent & Land Development Specialist, Rod Macfarlane for a copy of the Information Memorandum and a site visit.

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