



**4 Smith Street, Charlestown NSW 2290**

## Commercial Development Site

Building Area: 140m2 (approx) Land Area: 738m2 (approx)

Situated on the fringe of Charlestown CBD and alongside Lake Veterinary Hospital this potential development site has an existing (3) bedroom weatherboard cottage set to the front and left-hand side of the block with a rear single garage. This development opportunity is:

Zoned B(4) Mixed Use  
Residential Lease (expiring October 2016)  
21 metres wide x 35 metres deep (approximately)  
Slight slope from left to right  
Close to numerous existing medical practices  
Bus stop right in front

Charlestown is the main retail and commercial hub for the Lake Macquarie area and includes the GPT Charlestown Square Shopping Centre just (200) metres away, the Landmark residential/commercial building across

Development  
FOR SALE

738sqm

**Raine&Horne**  
Commercial

**Steve Dick**

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