

103 & 105 Tarcutta Street Wagga Wagga

For Sale by Private Treaty



The office of Fitzpatrick's Commercial has the pleasure in offering for sale by Private Treaty as a whole

103 & 105 Tarcutta Street, Wagga Wagga

Summary

Lot/DP	103 Tarcutta Street Lot B in deposited plan 369783 105 Tarcutta Street Lot A in deposited plan 369783
Site Area	The approximate site area of 103 Tarcutta Street is 670.30 square metres The approximate site area of 105 Tarcutta Street is 670.30 square metres Total site area combined is 1340.60 square metres approx
Zoning	R3 Medium Density Residential
Method of Sale	Private Treaty

Outgoings

Outgoings	Wagga Wagga City Council Rates 2024-2025: 103 Tarcutta Street - \$3,633.50 105 Tarcutta Street - \$3,633.50
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Demographics and Population

City of Wagga Wagga

- Wagga Wagga hosts a large, growing, modern and diverse economy serving close to 70,000 residents. It provides a central location for medical, retail and other facilities to the wider regional catchment, including Griffith, Leeton, Temora, Cootamunda, Tumut and other surrounding regional towns.
- Wagga Wagga is a highly accessible city through its connectivity with Australia's major cities including Sydney, Melbourne, Adelaide and Canberra.
- The Wagga Wagga economy has grown strongly over recent years and these positive trends are expected to continue into the future.
- The NSW Government is forecasting a population of approximately 81,000 by 2036.
- 138 education facilities (4 university campuses, 9 high schools, 29 primary schools and 35 pre schools, 61 childcare services)
- Wagga Wagga is the largest retail, commercial, administrative and population centre in the Riverina and provides a wide range of infrastructure, servicing a retail catchment area.
- Nine shopping districts employing over 3700 people
- Over 1.3 million people visit Wagga Wagga each year
- Wagga Wagga hosts over 500 sporting, cultural, business & music events each year
- Recent and Future Investments (Public): RIFL Hub \$200M, Hume Link \$2B, Energy Connect \$2B, Snowy 2 & Snowy Connect \$5B, Defence estate upgrade \$1B, Inland Rail (Albury to Illabo) \$1B, UNSW teaching hospital Wagga Wagga \$16M, Police Citizens & Youth Club \$26M (under construction), East/West Riverina renewable energy park (wind & solar) \$4B, CSU Drought Innovation Hub \$8M

A detailed Economic profile is available at:

<https://wagga.nsw.gov.au/business-investment/investing-in-wagga/economic-overview>



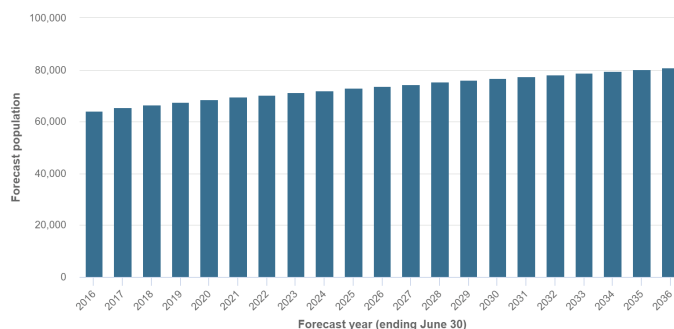
Population demographics available at:

<https://forecast.id.com.au/wagga-wagga>



Information from Wagga Wagga City Council

Forecast population
Wagga Wagga City Council



Source: Population and household forecasts, 2016 to 2036, prepared by .id (opens a new window) (informed decisions), October 2017.



Location

Tarcutta Street is a busy main arterial road in the City providing north – south access from the Central Business District to the Sturt Highway and substantial residential areas to the south.

The main retail section of the City is located to the west of the site with the 2 major retail shopping centres in the City being approximately 280 metres away.

Surrounding properties comprise apartment and unit development and existing older style developments.

Walking Distance to:

- Oasis Heated Aquatic swimming complex
- Marketplace Shopping Centre
- Sturt Mall Shopping Centre
- Hotels and Restaurants
- The Wagga Wagga Civic Theatre
- The CSU Riverina Playhouse
- The Wagga Wagga City Library
- Main retail Strip in the City
- Waradjuri Walking Track along the river front to the Wagga Wagga Beach



Photos



Zoning

Current zoning as shown on the Local Environment Plan 2010 is R3 Medium Density Residential.



Wagga Wagga Local Environmental Plan 2010 Zone Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that medium density residential environments are of a high visual quality in their presentation to public streets and spaces.

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Restaurants or cafes; Seniors housing; Take away food and drink premises; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (major); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Prime location in Wagga's CBD

Brilliant location for in high demand central apartments

Easy walk to shops, heated pools, theatres and restaurants

Magical Waradjuri Walking Track access through to the Wagga Beach

Rear lane for vehicle access

R3 Zone with open provisions for height and density subject to Council Approval

Methods of Sale

The properties are offered for sale by Private Treaty
\$1,600,000 plus GST if applicable
The sale is on the basis of Vacant Possession.

For further information or to arrange an inspection of 103 & 105 Tarcutta Street, Wagga Wagga, please contact Phil Lamotte, Geoff Seymour, Greg Howick or the office on 02 6921 5677.



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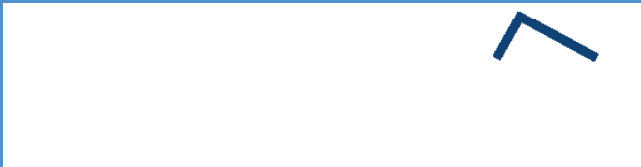
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- 3.0 No person in the employ of Fitzpatricks Commercial has any authority to make or give any representation or warrant whatsoever in relation to this property.



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