

# Lisarow

## Investment Profile 2026



March 2026

Prime Investment Opportunity  
5 Awaba Street, Lisarow NSW



REAL PROPERTY  
ADVICE

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## Introducing Lisarow HQ

A prime investment opportunity at 5 Awaba Street Lisarow, NSW

- ↗ Yield indicative 5.5 - 6%
- ↗ 50 Industrial Modern Units
- ↗ DA approved
- ↗ E4 - General industrial zoning
- ↗ Prominent Corner Location
- ↗ Price Range \$320,000 to \$1,200,000
- ↗ Ranging from 53sqm - 291sqm
- ↗ If required, access to 3-phase power is available
- ↗ Immediate access to Lisarow Train Station
- ↗ Minutes to the Ourimbah M1 motorway interchange



# Property Overview

## Property Specifications

**Address:**  
5 Awaba Street, Lisarow NSW 2250

**Tenure:**  
Freehold

**Area Classification:**  
Land is zoned E4 - General Industrial, under the Central Coast Local Environment Plan 2022

**Consent Authority:**  
Central Coast Council

**Land Description:**  
Located at the western corner of the Railway Crescent/Awaba Street intersection to the west of the Pacific Highway. It has a total area of 1.255 hectares and is currently vacant. Lisarow serves as a strategic industrial and residential hub within the Central Coast's "Central Area" employment precinct. It is characterised by a mix of established manufacturing, logistics, and residential development

**NSW:**  
Australia's most populous and economically significant state

- Largest state economy in Australia
- Home to over 8 million people - roughly 32% of Australia's population
- Contributing approximately 30.8% of the nation's economic output in 2024 - 2025

Sydney is the state capital and Australia's major global city. NSW is highly multicultural, with large communities born overseas

**Key economic sectors include:**

- **Services** – Financial services, information technology, and tourism
- **Agriculture** – A major producer of wheat, wool, sheep, cattle, and poultry
- **Resources** – Significant coal deposits which is the state's largest export, along with gold and copper mining

## Surrounding Amenities

- Transport:**
- Lisarow Train Station: Located within walking distance approx. 0.5–0.6 km
  - M1 Pacific Motorway accessible via the nearby Ourimbah interchange
- Shopping:**
- Lisarow Plaza, featuring major retailers like Coles and Woolworths, a pharmacy, and various takeaway outlets
- Education:**
- Lisarow High School approximately 500m away
  - Lisarow Public School approximately 500m away
  - University of Newcastle Ourimbah
- Industrial Hub:**
- The area hosts major national brands including Scholastic, Australia Post, United Distillers, and 4WD Supacentre
  - Lisarow is a significant employment hub, particularly for manufacturing and logistics

**Healthcare:**  
Local medical centres and chemists are available in the suburb, with Gosford Hospital located about 10 minutes away. The site will also benefit from a proposed NSW Ambulance station to be developed immediately next door

**University:**  
The University of Newcastle has a significant and expanding presence on the Central Coast, currently spread across three main locations

➤ Please refer to pages 12–13 for the full list of Lisarow Fast Facts

# Development Description

This property offers a compelling investment opportunity backed by key advantages: a strong local economy, impressive sales results, and limited supply

➤ The industrial development is a planned 50 unit complex currently in the "For Sale - Off Plan" phase in the first half of 2026. The project, managed by Real Property Advice, involves transforming a 1.25-hectare vacant industrial site into a modern business hub

➤ Located at 5 Awaba Street, Lisarow, this new project offers outstanding connectivity to local amenities, public transport, and essential services. The site sits within a well established industrial and residential precinct, close to Lisarow Shopping Centre and the M1 Motorway interchange

➤ Designed to deliver well located functional industrial space, the development responds to strong demand from owner occupiers and businesses seeking quality assets in tightly held markets. With a focus on practical design, accessibility, and long term usability, the project reflects a proven approach to creating industrial developments that work for modern businesses

# Major Road Access

Lisarow enjoys outstanding transport connectivity, anchored by the Pacific Highway which runs directly through the suburb and offers immediate access to the M1 Pacific Motorway. This strategic positioning places Lisarow firmly on the primary inter-city corridor linking Sydney and Newcastle

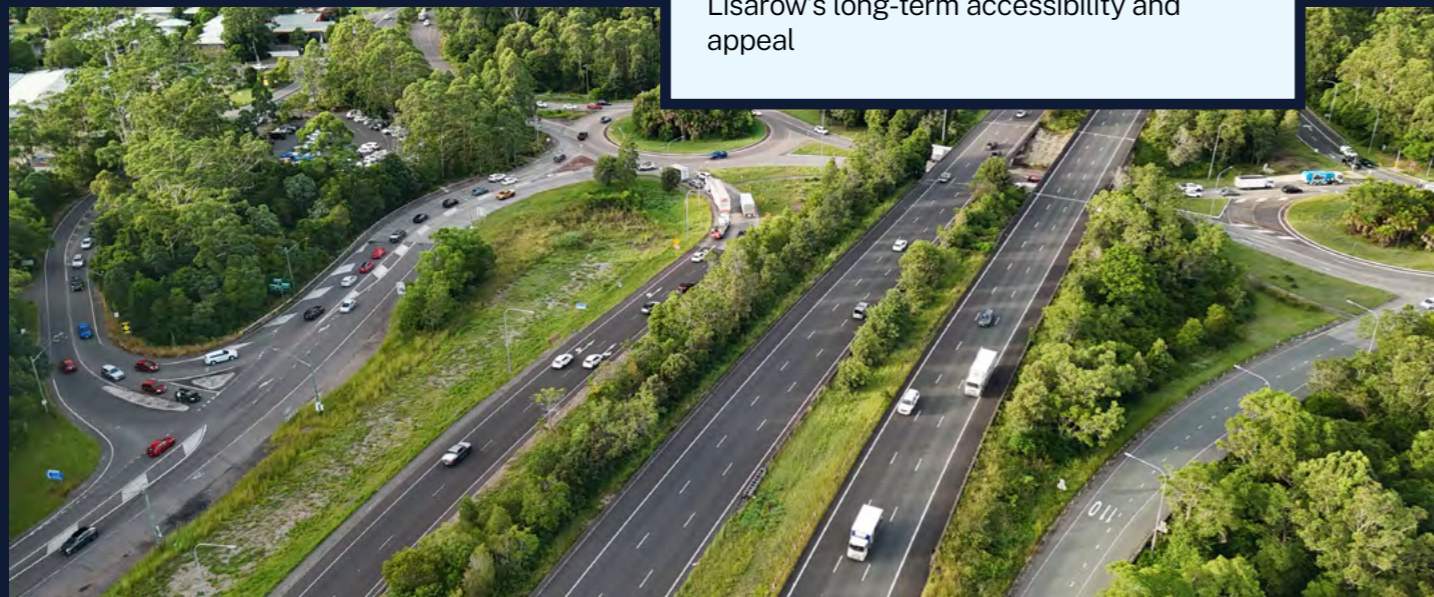
The Pacific Highway is the main arterial route servicing Lisarow, providing seamless north-south connectivity. It links the suburb directly to Gosford, approximately 7 kilometres to the south, and Ourimbah, around 5 kilometres to the north. A recent \$178 million upgrade has significantly enhanced this corridor, transforming the highway into a dual carriageway in both directions and introducing a new bridge over the railway line. These improvements have greatly increased traffic efficiency, safety, and reliability

Access to the M1 Pacific Motorway is via the Ourimbah Interchange, located just 5 to 10 minutes north of Lisarow along the Pacific Highway. This connection delivers fast, uninterrupted travel south to Sydney, typically within one hour, and north to Newcastle, supporting strong regional and metropolitan links

## Key Local Arterial Roads:

- Manns Road functions as an important industrial and connector route, running parallel to the Pacific Highway in sections and providing a practical alternative link to West Gosford and Narara
- The Ridgeway connects Lisarow east toward Holgate, Erina, and Terrigal. Its intersection with the Pacific Highway has been recently upgraded, improving traffic flow and access
- Railway Crescent and Tuggerah Street service Lisarow's industrial and residential precincts and now benefit from upgraded, signalised intersections with the Pacific Highway, enhancing safety and ease of movement

Further infrastructure upgrades are planned along the Manns Road and Pacific Highway corridor, including the proposed Gosford Bypass. While the major works within Lisarow have largely been completed, future stages are expected to strengthen connectivity across the wider region, reinforcing Lisarow's long-term accessibility and appeal



# Connectivity



# Welcome to Lisarow, Central Coast NSW

The Central Coast, NSW, is a scenic region between Sydney and Newcastle, known for its stunning beaches, national parks, and lakes like Tuggerah, offering a relaxed lifestyle with surfing, bushwalking, and vibrant coastal towns like Terrigal, The Entrance, and Gosford

It blends natural beauty with a growing population over 350k, diverse communities, a strong food scene, and significant green spaces, attracting both tourists and residents seeking a coastal escape with easy access to city conveniences



## Regional Synergy

Lisarow is strategically positioned almost equidistant between Sydney and Newcastle, functioning as a dual-access logistics and commuter hub. With direct connectivity to the Sydney CBD and northern suburbs, the location supports both efficient freight movement and daily workforce commuting

As a key part of the Central Coast's Central Area employment precinct, spanning Lisarow through to Tuggerah, the suburb plays an important role in the region's industrial and employment infrastructure. The alignment between Lisarow's industrial capacity and the broader regional push for manufacturing excellence positions the area as an ongoing focal point for investment

The region's economy is increasingly shaped by the integration of industry, workforce and lifestyle. A Food Manufacturing Innovation Hub, scheduled to open in 2026, will further strengthen the Central Coast's position as a centre for food and beverage production, supporting innovation, collaboration and export growth

While approximately 30% of the local workforce currently commutes outside the region, primarily to Sydney, strategic planning is focused on expanding local professional, technical and white-collar employment to retain this skilled base

Complementing this, tourism contributes approximately \$1.3 billion annually to the local economy, with growing emphasis on business events, conferences and experience-led tourism

### ➤ Within 25km

Lisarow sits at the geographic centre of the Central Coast, with an estimated population catchment of approximately 360,000 to 380,000 people within a 25-kilometre radius. This effectively captures the entire functional population of the Central Coast, along with a growing portion of the Lake Macquarie region to the north

### ➤ Within 50km

Expanding to a 50-kilometre radius, the population catchment increases to approximately 600,000 to 650,000 people. This broader reach encompasses the whole of the Central Coast, southern Lake Macquarie, and extends into Sydney's northern growth corridors, including Hornsby and the Upper North Shore

### ➤ Within 75km

At a 75 kilometre scale, Lisarow is positioned between two major economic centres, Sydney to the south and Newcastle to the north. This reach extends into Sydney's northern suburbs while also capturing the Lake Macquarie and Newcastle regions, placing businesses within practical reach of large employment markets, ports, education hubs and key transport corridors



Lisarow is a mature, high-output precinct that blends heavy manufacturing with local trade services



Lisarow is minutes from the University of Newcastle's Central Coast Campus, at Ourimbah



The Central Coast is the third largest non capital city economy in Australia



Thriving business landscape and convenient amenities



Easy access to major transport routes including the M1 Pacific Motorway at Ourimbah, NSW Main Northern rail line at Lisarow Station operating peak-hour services travel from Sydney's Central Railway Station to Wyong and Newcastle via the North Shore line



A balance of residential living, commercial opportunities, and a strong sense of community, all while being set in a naturally beautiful environment



Three international airports within 1 hour 30 minutes by road



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## Lisarow, Central NSW



354,803  
people



165,100  
employed  
residents



9.28  
Hectares of  
industrial land  
available for  
development



2.64%  
of NSW's  
Gross State  
Product



\$20.8B  
Central  
Coast  
of NSW  
Economy



140,478  
local jobs



41,109  
local  
businesses



\$20.8  
billion  
Gross Regional  
Product



3rd largest  
in Australia  
Regional Economy



# Synergy

Between Lisarow's industrial capacity and the region's broader push for manufacturing excellence ensures it remains a focal point for investment

- **A semi-rural suburb in the Central Coast region of New South Wales, popular for offering a "best of both worlds" lifestyle, balancing green space and larger property sizes with convenient access to transport and major amenities**
- **Demand for Industrial Units**  
Small-to-medium industrial strata units, warehouses with mezzanine, popular with trades, e-commerce businesses, and automotive services. High demand for small-to-medium industrial strata units
- **A Logistics Corridor**  
Lisarow sits directly on the Pacific Highway, which has seen significant upgrades widening and intersection improvements recently. This provides freight access north to the M1 via Ourimbah and south to Gosford without the congestion of the CBD
- **Rail Connectivity**  
Lisarow is serviced by its own railway station, providing convenient access along the Central Coast. The line connects the suburb with key locations to the north and south, including Wyong and Woy Woy
- **Zoning Stability**  
The Central Coast Council's employment land strategies generally favour protecting Lisarow's industrial zoning from residential encroachment, offering long-term security for heavy-commercial operations

# Lisarow Fast Facts

Strategically positioned on the NSW Central Coast, Lisarow offers direct access to the M1 Motorway, rail, and key regional hubs between Sydney and Newcastle. Surrounded by established industrial activity and essential services, it's a location designed for operational efficiency and long term business growth

## Community

- Relaxed Central Coast lifestyle with a strong sense of local community
- Positioned near major employment areas while maintaining a quieter suburban feel
- Generous land area creates a sense of space, with a balance of homes, greenery, and local amenities

## Location

- Centrally positioned on the NSW Central Coast
- Close to Gosford, Erina and key Central Coast commercial hubs
- Approximately 75 kilometres north of Sydney CBD

## Transport

- Direct road access via the Pacific Highway, with close proximity to the M1 Motorway linking Sydney and Newcastle
- Bus service and train station
- 90-minute train ride to Sydney CBD

## Education

- Lisarow Public School
- Narara Public School
- Lisarow High School
- Milestones Early Learning Lisarow
- The Y NSW Lisarow OSHC
- TAFE NSW and University of Newcastle
- C & K Lisarow Community Kindergarten

## Recreation and Open Space

- Lisarow Sports Precinct - The Oval
- Fagans Park
- Ridgeway Road / Kincumba Mountain Access
- Narara / Niagara Park
- Strickland State Forest
- Somersby Falls
- Rumbalara Reserve
- Palm Grove Nature Reserve
- Gosford Waterfront
- Elizabeth Ross Park
- Adcock Park
- Beaches and Jetties

## Health and Wellbeing

- Lisarow Physiotherapy
- Lisarow Dental Care
- Chemist Outlet Lisarow
- Community Therapy
- NSW Ambulance
- Gosford Hospital - 15 minutes by road
- Plus Fitness
- Anytime Fitness
- Laverty Pathology
- Absolute Medical Services
- Arcare Lisarow



## Employment

- Disability & employment services
- Workforce Australia Providers

## Shopping and Lifestyle

- Lisarow Shopping Centre
- IGA supermarket, Coles and Woolworths
- Liquorland
- Cafes, takeaway food and local dining options
- Hair and beauty salons, barber services
- Specialty stores
- Butcher and bakehouses
- Close to Erina Fair and West Gosford retail precincts
- Easy access to Gosford CBD shopping, dining and services
- Nearby parks, sporting fields and outdoor recreation

## Commercial

- Tyrepower
- Sara Lee
- Kings 4WD Supacentre
- Professional Services
- The Golf Factory
- Storage King and National Storage
- Pet grooming
- Hawkesbury Brewing Co
- Laverty Business Park

## Community Facilities

- Lisarow Sporting Precinct
- Plum Park
- Lisarow Oval – Local sporting fields used by community clubs
- Local parks and green reserves distributed throughout the suburb
- Bushland corridors and natural reserves within Lisarow
- Active local sporting clubs and organised community sport
- Outdoor recreation spaces supporting an active, family friendly lifestyle

## Living Options

↗ Lisarow offers a diverse range of established housing, from family homes to townhouses and villas, set within a mature and well connected suburb. With easy access to transport, services and employment centres, it provides practical living for residents at all life stages

# Lisarow Mixed Use Business Sites: The Opportunity



Lisarow serves as a strategic industrial and residential hub within the Central Coast's employment precinct. It is characterised by a mix of established manufacturing, logistics, and residential development

- Located approximately 8km northeast of Gosford and 5km from the Ourimbah M1 Motorway facilitating heavy vehicle access, the Pacific Highway connects local traffic to Gosford and Wyong, positioning it as a key logistics corridor between Sydney and Newcastle
- Lisarow is bisected by the Pacific Highway and the Main Northern Rail line. Lisarow Railway Station is opposite our site

## Design Features

- The construction of these 50 modern industrial units and showrooms is soon to commence
- The units are designed to meet the needs of businesses
- Five freestanding buildings comprising 16 work stores 53 - 70 m<sup>2</sup> without mezzanine, 8 small warehouses 71 - 90m<sup>2</sup> also without mezzanine, 24 warehouses 125 - 195 m<sup>2</sup> and another two which are 255m<sup>2</sup> and 292m<sup>2</sup>, all with mezzanine
- Open air parking is provided for 89 vehicles
- Mezzanine areas average 50m<sup>2</sup> and approximately 30% of total floor area
- Trade-friendly fit-outs with high roller doors, excellent access and options for a second floor
- Half the units have a kitchenette and toilet, the other smaller units have a wash tub and some with services capped at the rear enabling owners to install a toilet if required
- Perfect for man caves, small businesses, storage, trades, and service providers



Range from 53 to 291m<sup>2</sup> & feature tilt panel construction with larger units having a mezzanine floor to expand business operations



These units offer reliability and flexibility for a variety of different businesses



On-site toilets are available





# The University of Newcastle Ourimbah Campus

Just minutes from Lisarow is the Ourimbah education precinct, that brings together the University of Newcastle's Ourimbah Campus and TAFE NSW Ourimbah, creating one of the Central Coast's most established hubs for skills, training, and employment

With a strong emphasis on trade based and practical education, the precinct supports pathways across construction, engineering, technology, business, health, and community services. TAFE NSW Ourimbah plays a key role in delivering hands on, industry focused training, while the University of Newcastle complements this with higher education and professional development opportunities

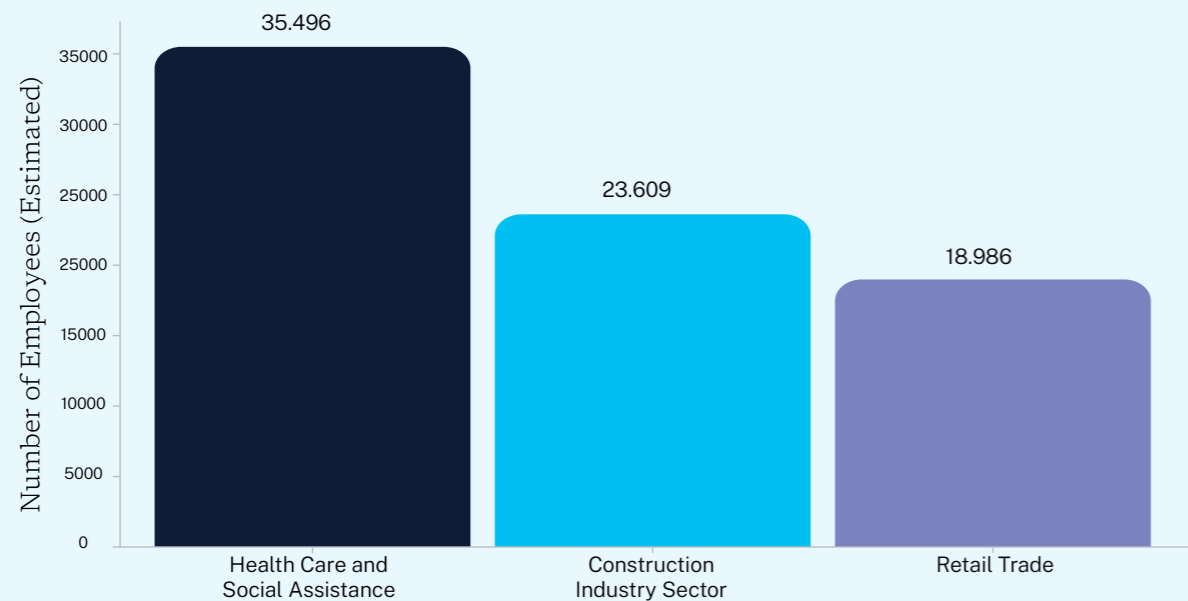
The shared facilities and close collaboration between both campuses attract a steady flow of students, educators, and skilled workers, contributing to ongoing workforce growth, local employment, and daily activity in the area



# Demand Favours Industrial

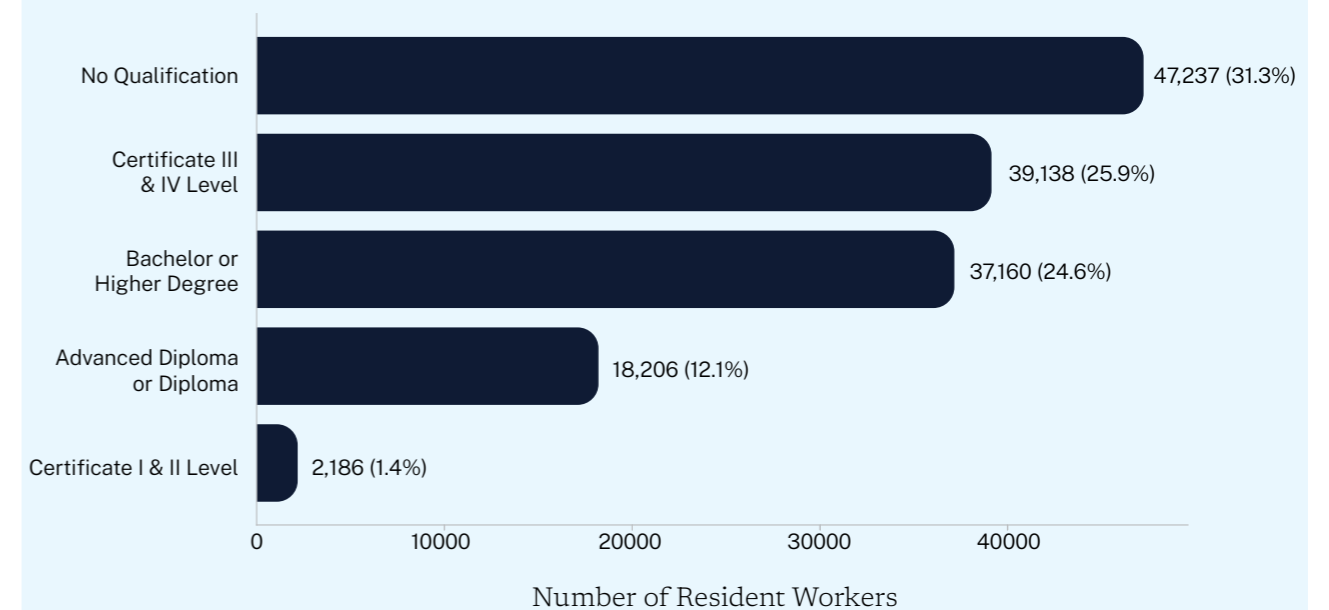
Demand for industrial units in Lisarow is currently high, driven by a major infrastructure upgrade, spillover from tighter markets like Sydney and Newcastle, and a local shortage of stock

Major Employers by Industry Sector – Central Coast NSW  
Based on 2025 Employment Data



# Demand Favours Industrial

Highest Educational Qualification of Resident Works – Central Coast NSW  
Based on 2021 Census



The Central Coast workforce is underpinned by a strong mix of trade, vocational and tertiary qualifications. This skilled local labour base continues to drive demand for industrial and employment land across established locations like Lisarow

# Business Community

- Recent road and rail upgrades have improved traffic flow and made moving through the area easier and more reliable
- Lisarow enjoys a highly accessible position between the M1 Pacific Motorway and the Central Coast's expanding residential areas
- The precinct supports a balanced mix of local businesses, trades, and light industrial uses that service the wider community
- Strong ongoing interest in the area reflects confidence from both established businesses and new operators
- Demand for smaller industrial spaces supports a diverse range of uses, from storage and e-commerce to creative and service based businesses
- Local trades and service providers benefit from being close to their customer base and major transport links
- Lisarow sits at the centre of the Central Coast's population growth, making it a practical location for servicing the region
- The area is already home to respected organisations including Scholastic, Sara Lee and a new ambulance station, helping create a stable and well-established business environment

# Why Invest in Lisarow

- The Central Coast is NSW's sixth-largest region and is evolving from a traditional Sydney commuter market into a diverse, self-sustaining regional economy
- Stretching over 80 kilometres of coastline and home to more than 40 beaches, major waterways, national parks and hinterland valleys, the region offers a highly attractive, lifestyle-led environment supported by a growing food, hospitality and arts scene
- With a population of approximately 354,800 residents, forecast to increase by more than 64,000 people by 2046, the Central Coast continues to experience rising demand for employment, services and business accommodation. The region supports over 26,700 registered businesses, predominantly small to medium enterprises
- Economically, the area is anchored by healthcare as the largest employer, construction as a key contributor to both output and employment, and a strong manufacturing base, particularly in food and beverage production, which represents the region's largest export sector
- Strategically located between Sydney and Newcastle and well connected via the M1 motorway, the Central Coast is also recognised as a certified Eco destination, reflecting its commitment to sustainable growth



# Lisarow Investment Thesis

Lisarow on the NSW Central Coast is a high-density industrial engine, strategically positioned between Sydney and Newcastle

Anchored by the M1 Pacific Motorway, the upgraded Pacific Highway, and heavy rail, Lisarow serves a growing catchment of 380,000, driving demand from local trades and logistics. The site will also benefit from a proposed NSW Ambulance station to be developed immediately next door

Lisarow is a mature, "land-locked" precinct with zero sprawl risk, ensuring strictly limited supply. As the region evolves into a self-sustaining powerhouse, Lisarow provides the opportunity for investors to acquire a defensive, high-growth asset class defined by connectivity, scarcity, and superior yield when compared to Sydney markets



## Design Features

- The development offers 50 modern units, designed to meet the needs of businesses, investors, and more
- Ranging from 53sqm to 291sqm, each unit features tilt panel construction with a convenient mezzanine for added storage space



Founder, Scotty North

Founded by Scotty North, Real Property Advice is a leading real estate investment and development group delivering innovative solutions to clients and partners

With over 20 years of expertise among its key personnel, the team offers unparalleled value across a wide range of industry sectors

## Why Choose Real Property Advice?

- Founded by Scott Northcott, a seasoned property developer with qualifications in real estate, financial planning, and mortgage broking
- A proven track record in managing high-value deals, including corporate contracts, development acquisitions, and individual property transactions
- A team of over 10 experienced property and business professionals dedicated to excellence
- Extensive experience delivering end-to-end projects valued between \$5 million and \$70 million
- Expertise in Australian and U.S. markets, with investor communications and property acquisition capabilities
- Cutting-edge strategies and tailored solutions to meet client needs

At Real Property Advice, we blend experience, strategy, and innovation to turn opportunities into success for our clients and partners





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