

10 Lomandra Place, Katoomba, NSW 2780

 buymyplace

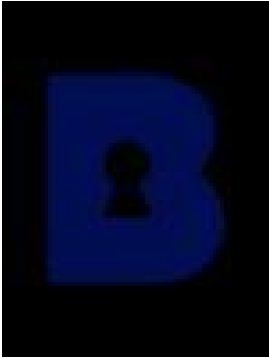
Residential Land For Sale

Saturday, 24 February 2024

10 Lomandra Place, Katoomba, NSW 2780

Area: 1260 m²

Type: Residential Land



buymy place
1300289697

\$449,000

Phone Enquiry ID: 80803 This is a lifestyle opportunity to secure a superb block on which to build your dream mountain home in a unique, idyllic residential bush-land estate which is already well developed with quality homes. Set high in the midst of prestigious residences, this 1260 m² gently sloping parcel boosts views across tranquil, leafy and picturesque development towards the Katoomba sky line. It is one of a small number of fully serviced lots still available in this estate each with unique features of size shape topography ambiance and aspect. The locality while elevated is well sheltered from the harsh bite of westerly Katoomba winds. Further details of other remaining lots are available from the vendor. Access to this particular lot is via a reciprocal right of way. This is a low maintenance asphalt and concrete carriage way with underground service conduits already laid alongside the sealed drive way thereby minimizing service extension costs for the potential builder. As a rare bonus there is a second lot of service conduits extending along the western boundary of the block and making provision for separate service connections for a secondary dwelling or granny flat on the southern half of the block subject to council approval. This could provide rental income or accommodation for your grown children or elderly parents. This desirable lot is ideally located approximately 1.5 km from the town centre and is close to amenities including an indoor sports gymnasium, aquatic centre and the Katoomba golf course. The natural surrounds and wonders of the ever-popular Blue Mountains are only moments away. Nearby to the north is an environmental protection area, which is a heaven for diverse wildlife and adds to the tranquility and spacious ambiance of the setting, ideal for a sunrise or evening stroll. Situated back from the road the location imparts a child safe peaceful and harmonious appeal, with ample room for a growing family. space for gardening, or whatever your heart desires. A natural bushland escape, is featured in the southern half of the block as seen in the photos and has been preserved to provide a children's playground or an at home getaway. Subject to council approval, the lot is suitable for slab construction and is not subject to costly flame zone building requirements. To further save on building costs, in addition to the existing sealed driveway, a house site has already been cleared. Should your budget allow and you would prefer to maximise the potential of its raised aspect the block is ready to embrace your idea of an elevated double story luxury architect designed home taking advantage of the marvellous vista and refreshing atmosphere. The possibilities are endless and only limited by your imagination. As a guide to property values in this estate, an established modern home having right to use the same access sold in March 2021 for \$1,240,000 and a recent sale of an older much smaller home on a smaller block in the same street sold for \$1,220,000. The advantages of buying land then developing is that you can build exactly what you want at a lesser price than buying an established home enabling you to reap increased capital gains when reselling. The extent of those gains will largely depend on the quality and economy of your build and of course market conditions at the time. The owner for personal reasons is keen to sell and is prepared to negotiate terms so hurry, find out more, don't miss out. For further information such as covenant details or to arrange an onsite meeting please call.