

**10A Cynthia Street, Bateau Bay, NSW 2261**



**Residential Land For Sale**

Sunday, 5 May 2024

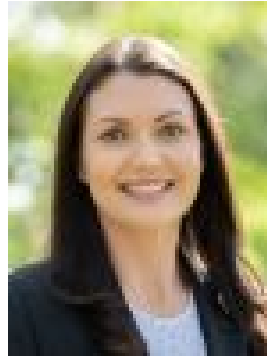
10A Cynthia Street, Bateau Bay, NSW 2261

Area: 1887 m2

Type: Residential Land



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## EOI

Presenting one of the last sizable residentially zoned land holdings in the area, offered for sale subject to DA approval (in final stages of approval process), this site presents the perfect opportunity for builders, developers and investors to walk straight in to their next project. Proposed: 5 lot subdivision with integrated DA for 6 dwellings, comprising 4 homes and 1 duplex (2 townhouses). Buyer demand is high for new construction, with good track record for modern home sales nearby. Located in the fast growing and always popular beachside suburb of Bateau Bay, with two shopping centres and several schools located nearby, this land is flat with curb and gutter to both frontages - making building a breeze. The Property:- Proposed 5 separate lots, one with a duplex - yielding 6 total dwellings- Proposed dwellings predominately 4 bedroom, 3 bathroom, 2 garage- 1,887m<sup>2</sup> R1 zoned level land, cleared, curb and gutter to both frontages- Dual street frontage to quiet residential streets, one a cul-de-sac- In-demand area, good track record for modern home sales nearby- DA and dwelling plans available on request The Location:- 400m to Sir Joseph Banks Community Oval & playground- 750m to Cresthaven Shopping Centre (12 specialty retailers inc. IGA)- 1.7km to Brooke Avenue Public School- 2.3km to Bateau Bay Square (93+ retailers, major shopping centre)- 2.3km to EDSAAC major sporting ovals and recreation- 2.7km to Bateau Bay Beach, Wyrabalong National Park, coastal walks- 2.9km to Tuggerah Lakes Secondary College (senior campus)- 3.1km to Tuggerah Lake foreshore and cycleway- 3.4km to Mingara recreation club, aquatic centre, gym, cafe, restaurants- 4km to Shelly Beach, golf course, surf club, cafes- 10km to Terrigal, multitude of restaurants, cafes, bars, clubs With vacant land a rare commodity in the suburb, this great opportunity should be an easy choice for your next project. Contact Jay Hinde on 0405 422 825 for more information. Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.