

**117-147 Tweed Coast Road, Cudgen, NSW 2487**



**Cropping For Sale**

Tuesday, 27 February 2024

117-147 Tweed Coast Road, Cudgen, NSW 2487

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: Cropping**



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## Auction - Four Separate Land Parcels

Cudgen Dreamland presents a unique investment opportunity in the thriving Kingscliff region of Northern New South Wales. Buy a slice of paradise (one title) or buy the whole land holding of 35.5HA, this property offers a range of possibilities for both lifestyle and investment purposes. Property Title Breakdown: For Sale Via Auction via Lot #· Lot 1 (DP632211) - 117 Tweed Coast Road - 6.164HA (RU1/RU2)· Lot 2 (DP632211) - 117 Tweed Coast Road - 15.97HA (RU1/RU2)· Lot 14 (DP871062) - 121 Tweed Coast Road - 5.58HA (RU1/RU2)· Lot 18 (DP870050, (DP183425 & DP1195746) - 147 Tweed Coast Road - 7.73HA (RU2) Located within 5 minutes of Kingscliff and Casuarina, residents need not forego the convenience of coastal living to enjoy the privacy of this large, rural property. Ample tracks on the property cater to horse or motorbike riders, with access to the beautiful Cudgen Creek for picnics or relaxation. Large cleared areas of land offer potential for various amenities such as arenas, show-jumping spaces, sheds, or stables. Moreover, the property's zoning as RU1 and RU2 unlocks multiple development opportunities. For instance, RU1 zoned parcels allow for the construction of a luxury home amidst a countryside setting, combining the tranquillity of rural life with sea breezes. On the other hand, RU2 zoning permits caravan parks, eco-tourist facilities, educational establishments, farm stay accommodations, garden centres, group homes, recreational facilities, and more, catering to diverse interests and demands. (subject to council approval) The Tweed area, where the property is located, is one of the largest and fastest-growing local government areas in regional NSW. This makes Cudgen Dreamland an attractive investment prospect. Its proximity to essential amenities like the new Tweed Valley Hospital, pristine beaches, and major town centres enhances its appeal further. In essence, Cudgen Dreamland offers not just a rural meets beach lifestyle but also a strategic investment opportunity in a rapidly growing region. Its blend of lifestyle appeal, development potential, and agricultural opportunities makes it a compelling choice for investors seeking long-term growth and returns. Key features of the property include:

- **Size and Titles:** The expansive 35.55 hectares of land spread across 6 titles provides versatility and potential for various development options.
- **Residential and Income Properties:** The property boasts a 6-bedroom main house, and a dance studio, providing multiple avenues for rental income generation.
- **Agricultural Opportunities:** With potential income from livestock and agricultural activities, the property offers a sustainable revenue stream.
- **Scenic Views and Natural Resources:** Positioned in an elevated location, Cudgen Dreamland offers breathtaking views over Salt Village to the coastline and boasts a long frontage to the pristine Cudgen Creek reserve. Additionally, water supply from 3 spring-fed dams ensures self-sustainability.
- **Proximity to Amenities and Developments:** The property's strategic location places it within close proximity to essential amenities such as the new Tweed Valley Hospital, pristine beaches, town centres, and the Kings Forest residential master plan estate, enhancing its attractiveness for residents and investors alike.
- **Zoning and Accessibility:** Zoning as RU1 & RU2 land provides flexibility for various land uses, while its accessibility, just 5 minutes to Kingscliff and Casuarina and 14-minute drive to the Gold Coast Airport, further adds to its appeal.

We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* Denotes approximate measurements.