

139 Richmond Street, Lawrence, NSW 2460

Sold Residential Land

Thursday, 19 October 2023

139 Richmond Street, Lawrence, NSW 2460

Area: 12 m2

Type: Residential Land



Patrick Allen

\$2,750,000

+ Blank canvas residential development opportunity+ 12.4 hectares zoned R2 low density Residential+ Develop now or land-bank for future development+ Flood-free block+ Close to the Clarence River, sporting amenities, shop, pub and National Parks.+ 13km Maclean, 30km Grafton, 33km Yamba.+ Excellent street frontages, town water, sewer available. Secure your next project site with this highly attractive proposition. Zoned for Low Density Residential use, the large title on offer boasts excellent access, town water and sewage connection on the boundary. The property is currently presented as a large, vacant paddock, with only a handful of mature gum trees dotted across the attractive landscape overlooking neighbouring farmland, Little Broadwater and the golf club. The options to further develop the property (S.T.C.A) are only limited by your imagination here and with the government gearing up to incentivise more affordable living this could be the perfect time to catch some political tailwinds. A minimum lot size in this zoning is 400m² but council prefers blocks of 560m² or above. Home builder groups will also see the potential for an over 50's village or for providing house and land packages subject to subdivision approval. Please contact our agency for a copy of the marketing contract and to discuss the property in more detail. We look forward to your enquiry. Disclaimer: Donovan Livestock & Property Pty Ltd has taken all care in providing accurate information on the property but buyers must rely on their own enquiries and due diligence prior to purchase. Price: \$3,000,000 Lot & DP info: Lot 286//DP751377 Size: 12.4 Hectares (30.63 acres) Zoning: R2 Low Density Residential Min Lot size: 400m² Clarence Valley Council prefers 560m² plus) Rates: \$3611 per annum