

16A Sixteenth Avenue, Sawtell, NSW 2452

Sold Residential Land

Wednesday, 7 February 2024

16A Sixteenth Avenue, Sawtell, NSW 2452

Area: 554 m2

Type: Residential Land



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Matt France

Contact agent

Located in a very peaceful pocket of Sawtell, this fantastic, low-maintenance block offers an easy, flat walk to Sawtell Village and Beach, with an ideal North facing aspect. This parcel offers you the option to either utilise the existing Council Approved DA for a 4 bedroom house, or take advantage of one of the only land parcels available in Sawtell to design and build your very dream Sawtell home. The site has all services in place, including sewer, water, power and NBN ready to be connected. Council Approved DA Details: There is current, council approved DA for this prime block which offers you the opportunity to commence building the DA approved home straight away. Details below of the DA Approved Dwelling Plans, which are included in the asking price for the land. The design features four good sized bedrooms (or 3 bedrooms & a media room), two bathrooms, and a large double garage plus workshop area. The master bedroom is spacious and includes ensuite bathroom and large WIR. The design incorporates an open plan kitchen - dining - lounge area that opens onto to a large, North facing 7 m x 3.5 m alfresco / BBQ area via large glass sliding doors. The living and entertainment areas would receive plenty of natural light and offer great privacy from the surrounding properties. The kitchen, dining, living and alfresco design features vaulted ceilings up to 3.4m, providing a terrific sense of space, with the rest of the home design featuring high 2.7 m ceilings throughout. There is also approval for an inground pool in the courtyard space between the master bedroom and the Alfresco/BBQ area. The garage design includes 7 m x 6 m parking area with an additional storage space and drive through access to the rear lane. Approved plans are available in PDF format upon request. Land Size: 554 m² Council Rates: \$2,436 pa (approx) DA Approved Dwelling/Building Size: 254m² Contact Barry France on 0407 301 404 for more information or to book an inspection. Agent Interest Declared.