

**24 Broadridge Street, Wombarra, NSW 2515**

**Residential Land For Sale**

Sunday, 13 August 2023



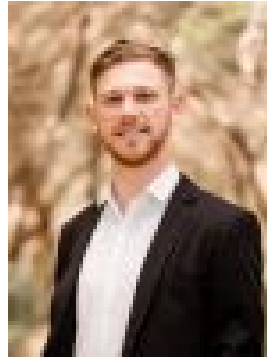
24 Broadridge Street, Wombarra, NSW 2515

Area: 1779 m2

Type: Residential Land



Mattias Samuelsson



Jayson Holloway  
0424148793

**\$1,265,000**

Ocean views, a large parcel of land, a beautiful garden, and only seconds to the beach - this could be the one for you! Very few parcels of land of this size remain on this prestigious coast, especially so close to the sea. It's within easy reach of Sydney, and very realistically priced for this exclusive area. The building site, previously occupied by a two-storey artist's studio, is in an elevated position at the top of Broadridge St. Your views of the sparkling Pacific Ocean will never be built-out! You also have views of the tree lined escarpment. The location is quiet - only the sound of the ocean will colour your dreams. Your new home can capitalise on wonderful ocean views, and the mature landscaped gardens offer peace for adults, and an adventure playground for children. Sun dappled paths framed by palms and treeferns, camellias, wisteria and other flowering exotics offer endless games of hide and seek, treehouse building, and many quiet places to hang a hammock and relax with a good book. Perfect for entertaining friends and family relaxation, this garden is full of adventure and imagination. The special magic of a babbling brook complete with wisteria-draped bridge completes the picture. Just 2-3 minutes' walk takes you from your front door to the surf breaks, clear waters and rockpools of the beautiful Scarborough and Wombarra Beaches. These beaches are right at your doorstep. Attractions like the Seacliff Bridge and Royal National Park just up the road complete the picture. This is a stunning location. Fantastic dining options nearby include the recently refurbished Imperial Hotel, Scarborough Hotel, and many great cafes, restaurants and shops in nearby Coledale, Austinmer and Thirroul. You'll never have to go far for good eating, views and ambience! Plus Wombarra has the convenience of a local railway station for easy access to Sydney. 1,779m<sup>2</sup> metres of space, R2 Residential zoning, 50% land-to-building floorspace ratio and a 9m height restriction allow for endless possibilities when it comes to designing your dream home. You're limited only by your imagination. This is a rare opportunity. Call Mattias today on 0466 627 226 to secure this special site for your dream home... \*\* Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Ray White Helensburgh makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.