

**2480 Coolamon Scenic Drive, Ocean Shores, NSW**



**2483**

**Other For Sale**

Saturday, 4 May 2024

2480 Coolamon Scenic Drive, Ocean Shores, NSW 2483

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 35 m2**

**Type: Other**



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## EOI Closing Date 5pm, 5th June 2024

The Coolamon Scenic Drive property is a remarkable piece of land with numerous appealing features:

- 1. Size and Landscape:** Spanning approximately 88.75 acres, (35.92 hectares) the property comprises undulating paddocks and bushlands, offering diverse terrain and natural beauty.
- 2. Build Site:** The property boasts an ideal build site for a family home, oriented towards the North-East to capture breathtaking views of the sea up the coast and stunning sunset vistas over the hinterland towards Mount Warning.
- 3. Existing Dwellings:** Already on-site is a 3-bedroom home and separate workers cottage, both of which are currently rented out, providing immediate rental income.
- 4. Quarry Income:** A working quarry on the property adds another stream of income, enhancing its financial viability.
- 5. Infrastructure:** The property is fully fenced, suitable for cattle or horses, complete with sound dairy bales offering opportunities for agricultural or lifestyle pursuits.
- 6. Future Potential:** The presence of a Telstra Tower provides potential additional income streams and future development opportunities.
- 7. Convenient Location:** Situated just minutes away from the beaches of Brunswick Heads, New Brighton, and South Golden Beach, the property offers easy access to coastal amenities and recreational activities.
- 8. Accessibility:** Its proximity to the freeway and airports, along with its short distance from Mullumbimby and Byron Bay, ensures convenient access to transportation hubs and urban conveniences.
- 9. Privacy and Seclusion:** Despite its accessibility, the property offers privacy and seclusion, making it an attractive retreat or permanent residence.
- 10. Water:** 3 Dams (two spring fed), Town Water
- 11. Septic**
- 12. Property Access Roads:** Mountain View Road, Banana Road, Coolamon Scenic Drive, on site dirt access Road: - House One Coolamon Scenic Drive- Workers Cottage - Banana Road & Mountain View- Quarry off via Coolamon Scenic Drive - Out via Banana Road

Given its unique combination of location, natural beauty, income potential, and development opportunities, the Coolamon Scenic Drive property presents a rare and enticing investment opportunity for those seeking coastal acreage in the region.