

**29 Orara Street, Grafton, NSW 2460**



**Sold Residential Land**

Monday, 11 September 2023

29 Orara Street, Grafton, NSW 2460

Area: 4223 m2

Type: Residential Land



John Cameron

0491616380

**\$750,000**

Vacant allotments of this size & location rarely exist in today's market. Our seller has instructed us to bring a result, meaning the 1st of June is your day to secure what is one of Grafton's last flood free development and owner occupier opportunities of such expansive proportions. Please ensure you make your interest known, as there will be no second chances here. With a natural land height of over 7 meters, the approximate 4,223m<sup>2</sup> block is above the 1-100 year flood height, allowing those looking to build here the ability to build flat on the ground, something other blocks of this size in Grafton simply are not able to offer. Land releases along with house and land packages are being pushed further out of town, showing that the demand for new low-set housing is increasing. Subject to the relevant approvals, this block provides an irreplaceable opportunity for developers wishing to capitalise on the growing demand for low-set housing. Whether it be units, a gated community or subdivision into smaller allotments, the options for profit here are clear and endless. Concept plans have been drawn for the following; Unit Development of 12 Units Gated Estate of 7 Houses Gated Estate of 8 Houses Plans for each of the above can be provided upon request. Notable features include: Block size 4,223m<sup>2</sup> Land Height Approx. 7 meters R1 General Residential Zoning Cleared & level flood free allotment ready for construction Block Width - Approx. 60m Block Depth - Approx. 58m (excluding handle) Street Frontage - Approx. 17m Please ensure that this opportunity is not missed. If this property works for your plans, whatever they may be, this is a property you simply cannot afford to miss. Please contact Benny Holder on 0491 616 380 to declare your interest and to book your inspection. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.