

2A Paddymelon Road, Woombah, NSW 2469



Sold Residential Land

Monday, 28 August 2023

2A Paddymelon Road, Woombah, NSW 2469

Area: 4012 m2

Type: Residential Land



Angus Suttor
0266452222

\$470,000

Beautiful established gardens surround this 4012sqm (1acre) block of land. Combined with a natural bush setting at the rear, you have instant privacy. In the middle of this parkland site is a ready-made 800sqm level platform (disused tennis court) surrounded by established lawns and gardens. This is the ideal location to build your dream home, with no need for heavy work or retaining walls to delay the start of your build. You have the ideal site for all your designer pool, terrace, and outdoor entertaining opportunities. Fully developed Architect design drawings are available to assist you to see the potential. Both mains water and power have been connected to the property. A future 40sqm shed with a location and design for optimal solar panel placement has DA approval pending. Consultancy reports including BAL, waste treatment design and soil test are available. Armed with these, your own building program has a head start! This is a very special and unique block. 10km drive to Shark Bay beach and picnic area, 2.5kms to Goodwood Island boat ramp, 15 kms to Iluka, 19kms to Maclean and 23 kms to Yamba Fair makes this property ideally located for a great lifestyle with easy access to all the Lower Clarence's major centres, beaches and National Parks. This wonderful sea and tree change opportunity is calling you. Contact the team to arrange your private inspection today.