

# 31 Carey Way, Coffs Harbour, NSW 2450

## Residential Land For Sale

Friday, 3 May 2024

31 Carey Way, Coffs Harbour, NSW 2450

Area: 623 m2

Type: Residential Land



Rich McKeon  
0266521144



Jonas Myers  
0266521144

**\$519,000**

Lot 619 / No. 31 Carey Way, Coffs Harbour (Lake Heights Estate) Block size 623m<sup>2</sup> R2 Residential Zoning Registered and ready to build on STCA Level block with east facing yard. Enjoy a palm tree lined, east facing rear yard overlooking a council reserve presenting unlimited access to the morning sunshine all year round. There is also the added bonus of being only minutes from the Coffs CBD. The positioning of this block not only offers a peaceful outlook but ensures no further development will take place behind it. This new residential subdivision known as Lake Heights Estate is nestled within the beautiful North Boambee Valley only minutes drive from Coffs Harbour's CBD. The neighbourhood enjoys perfect proximity to all Coffs Harbour's services, along with picturesque views of the surrounding hills. Residents can enjoy easy pedestrian access to the larger 'Lakes Estate' down the road which offers a children's playground plus walking paths that meander along the landscaped banks of the 'Lakes Estate's' waterways. If you have been searching for a level homesite providing close proximity to town, schools, hospital and the coast, that is ready to build on now, then these blocks, due to the lack of registered land at present, may be your only opportunity in the foreseeable future. A preliminary house design and layout already created by a local builder is also available upon request.

Features:

- Brand-new road and community
- Registered level homesite overlooking council reserve
- East to northeast facing rear yard
- One boundary fence has already been installed
- Preliminary house design and plan available on request
- Close to schools and Coffs Harbour Health Campus
- Only minutes drive to Coffs CBD
- 10 minutes drive to Coffs Jetty Precinct

Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.