

**35 Farrelly Avenue, Cumbalum, NSW 2478**



**Sold Residential Land**

Saturday, 19 August 2023

35 Farrelly Avenue, Cumbalum, NSW 2478

Area: 800 m2

Type: Residential Land



Glenn Mills

**\$550,000**

Located within the popular Ballina Heights Estate, this 800sqm block features medium density zoning making it suitable for a large family home or duplex development. Plans have already been approved to commence building two well appointed townhouses. The approved development commands a lucrative rental return and depreciation benefits for investors.- Block is registered, dimensions – 22.4m frontage, 35.7m depth- Large 800sqm block, front of block has north-easterly aspect- Building plans for a duplex development are already approved- Each dwelling offers three bedrooms and multiple living spaces- Open plan kitchen and entertaining spaces add to rental/ re-sale appeal- Comparable Cumbalum rents could see a \$1,550pw GROSS return- Located 10 minutes from Ballina's shopping centres, schools, beaches- 13 minute drive to Lennox Head, 20 minutes to Byron Bay- Build your dream home or a great investment opportunity