

35 Lomandra Crescent, Calderwood, NSW 2527



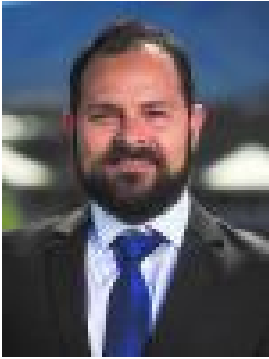
Sold Residential Land

Friday, 1 March 2024

35 Lomandra Crescent, Calderwood, NSW 2527

Area: 532 m2

Type: Residential Land



Patrick Ciocca
0427340880

Contact agent

Unlock the potential of 35 Lomandra Crescent Calderwood with this registered 532m² flat corner block nestled in the sought after Calderwood Estate. All the groundwork has been done for you, with approved CC plans for a stunning 4-bedroom family home paired with a 2-bedroom studio, offering unparalleled versatility and rental income potential. The primary residence boasts 4 bedrooms, 2 bathrooms, and a double garage, open plan kitchen, lounge, and dining area providing a contemporary and sophisticated feel. Discover the opportunity to generate extra income or provide accommodation for extended family members with the attached studio featuring 2 bedrooms, a bathroom, and a thoughtfully designed kitchen and living area, presenting an attractive option for tenants seeking modern living arrangements. The current owners have granted approval for you to utilize these existing plans, or if you desire to create your own vision or you also have the freedom to forgo the provided plans and design your own build on this outstanding block of land. Calderwood promises a vibrant community experience, nestled amidst breathtaking escarpment views. Future developments in the estate include a village center boasting a Woolworths supermarket, childcare facility, gym, swim school, medical services, and more. An outdoor dining precinct with specialty shops ensures convenience at your doorstep. Situated close to the Plough and Ale Tavern, local parks, playgrounds, and BBQ facilities, as well as just 3km from Albion Park and a short 15-minute drive to Shellharbour beaches and the Shell Cove Marina, this location offers a perfect blend of convenience and coastal lifestyle. Whether you're living with extended family, have older children, or would like to secure your financial future with this remarkable investment opportunity, this property ticks all the boxes.

Location Features:- Several schools in the area- Escarpment views- Become a valued member of a new, growing community- Close to the local Park with BBQ facilities- 3km to Woolworths Albion Park- 7km to Shellharbour Airport- 15-minute drive to Shellharbour beaches and Shell Cove Marina

For further information or to arrange an inspection please call the Urban Illawarra sales team on 0405 373 916 or email us at illawarra@urbanrealestate.com.au

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.