

# 36 - 40 Walter Morris Close, Coffs Harbour, NSW 2450

## Residential Land For Sale

Thursday, 26 October 2023

36 - 40 Walter Morris Close, Coffs Harbour, NSW 2450

Area: 2362 m2

Type: Residential Land



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## AUCTION

Introducing an exceptional development site in the heart of Coffs Harbour, a coastal gem of the New South Wales region. With three titles thoughtfully combined to offer a generous 2362 square meters of prime land, this property is a developer's dream come true. Property Features:- 2362m<sup>2</sup>: A substantial land area that allows for a wide range of development possibilities.- Two Houses and a Large Shed: These existing structures can be rented out while you go through the Development Application (DA) process, ensuring you generate income from day one.- Zoned R1 (General Residential) and E1 (Local Centre) : Boasting a dual zoning classification, this site opens doors to a multitude of development opportunities for both residential and commercial purposes. This offers versatility that will appeal to a variety of developers.- Walking Distance to Park Beach Plaza: Convenience at your doorstep with a major shopping center just a stroll away. All your retail needs are met within minutes.- Minutes to the Beach: Enjoy the idyllic coastal lifestyle, with stunning beaches just a few minutes' drive away. Whether it's a morning surf or an evening beach walk, you're always close to the water.- Cafés, Restaurants, and Pubs: A thriving culinary and social scene awaits, just a stone's throw from the property. Savor delectable meals and enjoy the vibrant nightlife of Coffs Harbour.- This development site is tailor-made for developers looking to make their mark in Coffs Harbour. The combination of location, zoning, and the ability to generate rental income while planning your project makes this property a rare and lucrative find.- Don't miss out on this golden opportunity to shape the future of Coffs Harbour. Contact us today to explore the full potential of this remarkable development site. Act now and secure your place in one of New South Wales' most vibrant coastal communities.