

44A Riverview Street, Murwillumbah, NSW 2484



Residential Land For Sale

Thursday, 6 June 2024

44A Riverview Street, Murwillumbah, NSW 2484

Area: 648 m2

Type: Residential Land



Scott Reading
0401938937

AUCTION 12/7/24

Auction Location: On Site Attention Developers, builders and/or hands on investors willing to get their hands dirty to Build two houses! This exceptional real estate offering is a rare find in today's market. Situated in a prime location, just a short 10-minute walk from the local shopping centre, this property promises convenience and high demand.

Key Features:

- Centrally Located: Ideal for both residents and potential renters.
- Ready to Build: All services are in place, including water, power, sewer, and NBN. The slabs are already down, saving you time and money.
- Development Approval (DA) in Place: Approved for the construction of 2 detached homes, each featuring 3 bedrooms, 2 bathrooms, and 2 car spaces.
- Contributions Paid and Construction Certificate (CC) Issued: All contributions have been paid, and the CC has been issued, allowing immediate commencement of construction.

Proximity to Key Amenities:

- Healthcare: Approximately 25 minutes to the brand new, state-of-the-art Tweed Valley Hospital, opened in May 2024, and less than 5 minutes to Murwillumbah Hospital.
- Transport: A convenient 33-minute drive to the Gold Coast Airport, providing excellent connectivity.
- Education and Recreation: A primary school and park are within 50 metres, making it ideal for families.

Investment Highlights:

- High Rental Yield: The location and amenities make this an attractive option for tenants.
- High Buyer Demand: The central location ensures sustained demand from buyers.
- Potential Growth: The area shows strong potential for capital growth.
- Dual Access: Easy access from Riverview St and Nullum Lane adds to the convenience.
- Flood Free: The property is on flood-free land, ensuring safety and peace of mind.

Possibilities:

- Sell them both
- Rent them both, or better yet
- Live in one and rent the second to help with mortgage repayments
- You could even go halves with a friend, build them and each get one

Don't miss out on this unique opportunity to invest in a high-demand area with significant growth potential. Contact us today to learn more and secure this prime development site. For more information, call Scott Reading 0401938937

Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to First National Real Estate by third parties. Information should not be relied upon and you should make your own enquiries and seek legal advice in respect to all information about the property contained in this advertisement.