

6 Benandarah Way, Tullimbar, NSW 2527



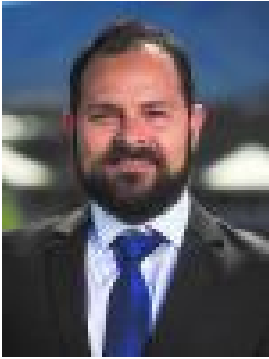
Residential Land For Sale

Friday, 1 December 2023

6 Benandarah Way, Tullimbar, NSW 2527

Area: 524 m2

Type: Residential Land



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0438764617

\$699,000

Nestled away in one of the Illawarra's most sought-after, ever-growing estates, this large parcel of registered land offers a world of possibilities for savvy homeowners and developers alike. With a development application currently under assessment in council for a Torrens Title subdivision and two detached 4-bedroom dwellings with double garages, all the hard work has been done to start your next project. The efficiently designed dwellings provide a unique opportunity to secure a site for two family homes with subdivision approval on the one parcel of land. If you're considering a duplex development, this site offers all the convenience of a single site approval, with greater upside potential as a result of the detached dwelling design. Discover the convenience of nearby schools and parks, breathtaking escarpment views, and the chance to become a valued member of a new, growing community. Contact us today to explore this rare opportunity. DA Documentation available for review on request: full architectural plans, landscape plans, bushfire report, stormwater design, BASIX & NATHERS, and a site survey. Approval anticipated early January 2024. Torrens Title Subdivision Details (STCA) House 1: Internal: 132.13sqm Garage: 31.90sqm House 2: Internal: 128.58sqm Garage: 31.90sqm Land Subdivision: Lot 1: 264.3sqm Lot 2: 260.4sqm 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 Patrick Ciocca on 0405 373 916 or email us at illawarrasales@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.