

**61A Murramarang Road, Bawley Point, NSW 2539**

**Bella**

**Sold Residential Land**

Tuesday, 28 November 2023

61A Murramarang Road, Bawley Point, NSW 2539

Area: 2071 m<sup>2</sup>

Type: Residential Land



Jo Humphries  
0417276793

**\$750,000**

Fabulous opportunity to own and build your ultimate dream home on this 2,071 sqmtrs, a registered block of land which is ready to build on STCA.- Just minutes to 4 of the most glorious beaches on the South Coast. This is definitely worth a look!!!- Close to shops- Access to our new community funded pathway - Walk to KioloaAlso included in the sale of this block of land is a moveable dwelling [Designer Ecoview Lifestyle Series 7200GB] with associated deck, shed and water tanks. This tiny was purchased new from the manufacturer and placed on the block of land. It has been used lightly by the owner as a weekender and not permanently lived in. During this time it has been maintained in a safe and healthy condition.Keep it simple with the Tiny Home(Caravan) or build your lifestyle dream home STCA and choose to live with best of both worlds at your fingertips.Existing Infrastructure on this block includes:• Tiny Home(Caravan) please note this is not DA approved, refer to FAQ• 10,000 litre water tank• Small garden shed• Electricity connected• Landscaping and DrivewayCome and be a part of a great community with so much to offerI am available 24/7 and very happy to assist in your quest to buy and build your dreamFAQDo I Need Council Approval? A: Whether you need approval from council or not, depends on several factors. Each State has different rules, and different exemptions apply to different types of land and how it's going to be used. For NSW, there are a number of situations that allow for the installation and use of a tiny house without the prior approval of council. These exemptions are outlined in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) regulation 2021, Section 77:Installations for which approval not required:(1) The approval of the council is not required for the installation of the following—(a) 2 caravans or tents if they are not occupied for—(i) more than 2 consecutive days, and(ii) more than 60 days in a 12 month period,(b) 1 caravan on land occupied by the owner of the caravan in connection with the owner's dwelling house if the caravan is—(i) used for habitation only by the owner or members of the owner's household, and(ii) maintained in a safe and healthy condition,(c) a caravan on pastoral or agricultural land if the caravan is merely occupied seasonally by persons employed in pastoral or agricultural operations on the land, or(d) a moveable dwelling or associated structure on land to accommodate a displaced person if the moveable dwelling or associated structure is—(i) maintained in a safe and healthy condition, and(ii) removed within 2 years after it is installed.If you are building a house, you are able to live in a secondary dwelling or a caravan while you build the main house. See details on the NSW Government website <https://www.planning.nsw.gov.au/policy-and-legislation/disaster-and-pandemic-recovery/secondary-dwellings-granny-flats>Can I take the wheels off?A: Yes, you can take the wheels off. However, we strongly suggest that if your land is flood prone or bush fire prone you leave the wheels on. The trailer itself is fixed and cannot be removed. Your Tiny is always considered a caravan, even if the wheels are off. To move it in the future, you can apply for an unregistered vehicle permit up to 28 days. A caravan must remain capable of being registered (NSW). This may vary from state to state.Can I build a deck around my Tiny?A: It's best to check with local council rules on decking. For NSW, decks are exempt from DA however we advise you should check on requirements. The deck should be built in accordance with Planning NSW Exempt Development guidelines. For more information go to <https://www.planningportal.nsw.gov.au/understanding-planning/assessment-systems/exempt-development>.For more information on the tiny home (from the manufacturer) you may visit <https://designerrecotinyhomes.com.au>Can I get a home loan to finance the purchase of this property?A: It's best to check with your lending specialist however it is likely that a standard lender would only consider the value of the land due to the fact that the tiny home is classified as a movable caravan therefore according to a local council authority it is an unauthorised development on the block of land.Disclaimer: Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on behalf our behalf, whether orally or in writing.No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available.