

70 Saltwood Drive, Rosedale, NSW 2536

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Residential Land For Sale

Thursday, 13 June 2024

70 Saltwood Drive, Rosedale, NSW 2536

Area: 702 m2

Type: Residential Land



Sale By Home Owner
1300609392

\$415,000 - \$425,000

The phone enquiry code for this property is - 6025 Welcome to Rosedale, where the allure of coastal living meets unparalleled convenience and opportunity. Positioned next to pristine ocean shores, Elements exclusive beachside estate is the perfect canvas for creating your ideal lifestyle. Priced competitively at \$415,000.00 \$425,000.00, this expansive 702m² lot with large 21m frontage presents an exceptional investment opportunity for those seeking to secure their own piece of paradise. Property Features :-
- Less than 1.5km to beautiful Rosedale Beach. Footpaths through West Rosedale lead to quiet streets of South Rosedale providing convenient access to seaside leisure. Explore over 18 carpark accessible beaches within 10km of your home, along with a myriad of hidden gems, parks and state forests waiting to be discovered a short walk away.
- This lot's generous size and frontage offers versatility in build design with room to cater for double story dwellings, duplexes, sheds, granny flats or boat ports. Additionally its orientation creates the ultimate north-facing aspect, allowing future dwellings to bask in full sun without the hindrance of overshadowing from neighbouring properties or mature trees.
- The property boasts a relatively flat landscape, assisting in ease and cost efficiency when constructing your dream home. Adjoining only 1 other property, the parcels NW and NE boundaries abut a P1 positive covenant and P3 Inner protection area respectively, ensuring an enhanced sense of privacy and exclusivity is maintained throughout further development stages. Benefit from the convenience of footpaths, curb and guttering, NBN, water, sewer, and underground power services available within the new estate, guaranteeing seamless connectivity for your future home.
- Revel in uninterrupted views of nature corridors from your window. Directly across the road, observe sceneries of towering eucalyptus gums while to the north, overlook a natural water course teeming with wildlife and native trees - currently undergoing natural regeneration to returned to blossoming wattle displays.
- Located near schools and childcare centres this property is perfectly situated to raise a family. Near home you will find a number of dog friendly beaches, surf clubs, fishing spots, sporting and social activities for children and adults alike. Enjoy close proximity to essential amenities such as groceries stores, shopping centres, recreational venues, and healthcare facilities, including the soon to be built Level 4 Hospital at Moruya. - Experience the best of living when visiting thriving Batemans Bay or charming county town Moruya, both just 18 minutes away, offering a wealth of wining, dining, shopping, and entertainment options. Adventure through endless scenic drives to nearby tourist attractions, including the aqua blue waters of Wagonga Inlet, the historic streets of Mogo, or any lush landscapes of the Eurobodalla. Immerse yourself in the coastal life with a wide range of events and venues, including the Red Hot Summer festival, Narooma Oyster Festival, Mogo Wildlife Park and weekly Markets.
- Just a 2-hour drive to Canberra and 4-hour trip to the metropolis of Sydney, Rosedale provides an idyllic retreat within easy reach of major city centers. What's more, Moruya Domestic Airport is a mere 15-minute drive away, offering effortless access to domestic and regional flights. In the midst of a rental market in high demand, Rosedale stands out as a prime investment opportunity presenting an irresistible proposition for astute buyers seeking to capitalize on the region's growth and potential. Property Details : Lot / DP: Lot 13 DP1293369 Total Area: 702m². Frontage: 21 m. Zoning: R2 Low Density Residential. Orientation: North facing aspect. Slope: Minimal / gentle slope. Access to Services: NBN (front boundary), underground power (front boundary), reticulated water / sewer (front boundary), stormwater (rear boundary). Registered: Yes, Land is registered. Be one of the first to build and enjoy added flexibility and fewer restrictions in design requirements such as overshadowing and overlooking. Building Height Restriction: 8.5m. Common throughout all Eurobodalla R2 zoning. Development Restriction: Bush fire prone lands. Alike to all of Rosedale. Act Now & Embrace living at its finest! Located within one of Eurobodalla's most sought after coastal communities, this property represents unbeatable value in the expanding Rosedale market at an affordable entry point. Own a coveted location just moments from the ocean, and delight in the sun, surf, and sand lifestyle many dream of. Rosedale offers the perfect blend of tranquillity and convenience for families, solo adventurers, and social butterflies alike so don't miss out on this rare opportunity to secure your place! Contact us today via call, text, or email to express your interest! For further details please get in touch.