

9 Coldstream Terrace, Tucabia, NSW 2462

Residential Land For Sale

Monday, 3 June 2024



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Area: 1326 m2

Type: Residential Land



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\$195,000

Nestled in the charming, laid-back village of Tucabia, this 1,326sqm lot offers an unparalleled opportunity for those seeking an affordable and convenient location to build their dream home. Priced under \$200,000, it's a rare find on the east coast of Australia being within 30 minutes to a range of beautiful beaches, Yuraygir National Park, and just a short walk from the tranquil Coldstream River. The block itself is gently sloping; with the highest point being at the frontage to Coldstream Terrace, making it suitable for the construction of a relatively low-set dwelling with some minimal site preparation. With an approximate width of 20 meters and dual street frontages (with Bellengen Street at the rear), it provides significant flexibility in the design and construction of your home and any additional structures you may desire. Essential utilities such as mains power and town water are readily available, ensuring a smooth building process. Views across rural farmland to the river should be considered when designing your new dwelling. The higher land at the front of block has proven to be well and truly flood-free, even in the significant flood event of 2022. Tucabia is a country village situated on the Coldstream River, conveniently located between the river village of Ulmarra and the coastal villages of Minnie Water and Wooli. The local shop caters to everyday needs, offering fuel, food, basic groceries, and a bottle shop. There's a boat ramp and various sporting fields and the village is also home to a primary school, with bus services available for high school students traveling to Grafton City, just 25 kilometers away. For further convenience, Yamba is only a 40-minute drive, and the Pacific Highway provides easy access to Coffs Harbour around an hour away. This lot in Tucabia offers the perfect blend of affordability, convenience, and natural beauty, making it an ideal location for your new home. Don't miss out on this unique opportunity to enjoy a lifestyle that combines the best of country living with coastal proximity. Contact us today to learn more and secure this prime piece of real estate.