

**15 Broadway Lane, Burringbar, NSW, 2483**



**House For Sale**

Thursday, 5 September 2024

15 Broadway Lane, Burringbar, NSW, 2483

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Janis Perkins  
0266808588

## PRIME INVESTMENT/DEVELOPMENT OPPORTUNITY - TWO HOMES ONE LOCATION

A truly extraordinary property with a prime investment/development opportunity, offering two separate homes, both with RU Village zoning, set on a generous 1012 m<sup>2</sup> parcel of land, ideally located in the increasingly popular village of Burringbar, on the far North Coast of New South Wales.

Both homes offer a perfect Northerly aspect with an abundance of light.

On offer, a magnificent light filled heritage home, featuring 3 bedrooms, including a spacious master suite and parents retreat, country style kitchen with fireplace, a formal dining room, music room/library, high ceilings, ceiling fans, timber flooring, expansive decks, wheelchair friendly and perfect street appeal.

The second dwelling also offers 3 bedrooms and features high ceilings, fireplace, and timber flooring throughout.

This property presents a rare and versatile opportunity, ideal for those who appreciate a harmonious blend of heritage charm and contemporary conveniences. Nestled in the increasingly sought-after village of Burringbar, it offers an inviting atmosphere with a strong sense of community.

Burringbar in the Tweed Valley is known for its natural beauty, stunning mountain ranges, rolling hills, lush greenery and proximity to beaches and all amenities and is quickly gaining popularity as a desirable destination, where the charm of village life meets modern essentials. Residents enjoy access to a range of amenities, including Masterson Park, post office, general store, bottle shop, pharmacy, and the renowned Teakwood Caf  . The area also boasts cultural attractions like the Burringbar Gallery and the local Sports Club, not to mention the recently introduced Rail Trail, which adds an exciting dimension to this vibrant community.

For the discerning investor, this property offers both the allure of historic character and the convenience of a thriving, well-connected location, making it a standout opportunity in today's market.

This is an extraordinary opportunity for families seeking to live together yet independently, or for those interested in investment or a dual living arrangement. Whether you're drawn to heritage charm or the natural beauty and proximity of the area, this property offers something truly special.

Land size 1012 m<sup>2</sup> (approx.   ¼ acre)

Two homes

Northerly aspect

Main Residence

3 bedrooms plus parents retreat

Music room/library

High ceilings

Extensive decks

Wheelchair friendly

Country style kitchen

Impeccable street appeal

Second dwelling

3 bedrooms

Ceiling fans

High ceilings

Deck

.  
. .  
. .

10 minutes to Wooyung Beach

12 minutes to Tweed Gallery and Margaret Olley Art Centre  
15 minutes to Pottsville Village  
16 minutes to Ocean Shores country club  
16 minutes to Ocean Shores Shopping Centre  
17 minutes to Brunswick Heads  
20 minutes to Murwillumbah  
22 minutes to Mullumbimby  
28 minutes to Byron Bay  
29 minutes to Tweed Valley Hospital  
36 minutes to Tweed Heads  
36 minutes to Gold Coast Coolangatta International Airport  
41 minutes to Ballina Byron Gateway Airport  
1 hour 56 minutes