

80 Araluen Terrace, Tullimbar, NSW, 2527



Land For Sale

Thursday, 29 August 2024

80 Araluen Terrace, Tullimbar, NSW, 2527

Type: Land

Endless Potential at 80 Araluen Terrace Registered and Ready to Build

Tucked away in one of the Illawarra's most coveted and rapidly expanding estates, 80 Araluen Terrace presents a remarkable opportunity for discerning homeowners and forward-thinking developers.

This expansive parcel of registered land comes with DA approval for four townhouses, making this a prime opportunity for immediate development. The thoughtfully designed dwellings offer a unique chance to create four family homes, featuring a versatile mix of 3 and 4-bedroom configurations, along with both double and single garages.

Once completed, these modern town homes will boast a stunning Hamptons-inspired facades, characterized by crisp white weatherboard exteriors and sleek black accents. Each residence will blend seamlessly into the green surroundings, offering a harmonious balance of contemporary design and natural beauty. The elevated positioning provides privacy and expansive views, making these homes as visually appealing as they are functional.

Enjoy the benefits of nearby schools and parks, stunning escarpment views, and the chance to become an integral part of a vibrant, growing community.

If you are looking to embark on an exciting development project, 80 Araluen Terrace offers unparalleled potential in an exceptional location.

Contact us today to explore this rare opportunity.

House 1: 3 bed single garage

Internal: 203.15 sqm

Garage: 37.5 sqm

House 2: 3 bed single garage

Internal: 172.85 sqm

Garage: 45.1 sqm

House 3: 3 bed single garage

Internal: 193.924 sqm

Garage: 45.44 sqm

House 4: 4 bed double garage

Internal: 239.414 sqm

Garage: 45.44 sqm

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 illawarra@urban***

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.