

Lot 1/5 Lyons Road, Sawtell, NSW 2452

Sold Villa

Tuesday, 16 January 2024

Lot 1/5 Lyons Road, Sawtell, NSW 2452

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 160 m2

Type: Villa



Matt France



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Contact agent

Located within the spectacular Sawtell Beach Holiday Park, this land lease offering provides a wonderful opportunity to secure your very own slice of Sawtell under lease agreement at an affordable price point! The available Lot is positioned on an elevated site within the park, with a diverse range of options for future improvements and building, Subject to Approval by Park Management. Whether you are looking for a suitable site for a tiny home, relocatable home or Villa/Granny Flat, this site allows you to build your dream lifestyle option right in the heart of Sunny Sawtell. The site currently features an existing caravan with an annex structure and single carport surrounding it. The annex structure is constructed of lightweight cladding and offers a Colorbond roof and carport space for a single car. PLEASE NOTE: This existing annex structure and caravan needs to be removed and replaced with a more semi-permanent/permanent dwelling, as per notification from the park manager and Coffs City Council. The existing dwelling/structure can not be occupied and is required to be removed and replaced with a new, approved dwelling before occupation can occur. Approval for a proposed dwelling is granted by park manager directly and does not require submission into council as a development application (DA). If you have a design or dwelling in mind for the lot, please contact our agency for further information. Details on Land Lease Communities. In a land lease community, you own the home or improvement but lease the land on which the home/improvement lies upon from the community operator. You pay a weekly fee (site fee) for the right to occupy the site. A land lease agreement is the formal site agreement to lease a portion of designated land within a residential community and your rights as a homeowner fall under the Residential (Land Lease) Communities Regulation 2015, Schedule 1. Just moments' walk to Bonville Estuary, Micks Retreat, Sawtell Bowls Club and Sawtell Village, this location allows you unmatched convenience to everything Sawtell Village has to offer right at your doorstep. The Sawtell Beach Holiday Park is owned and operated by Coffs Harbour City Council. Approximate Weekly Site Fee: \$145.00 Approximate Land Area: 160m² Please Note: Unfortunately no pets are accepted within the park with the exception of registered companion animals. For further details, please contact Matt France of Sawtell Real Estate Co - 0411 675 860