

# Lot 301 Song Trail, Coffs Harbour, NSW 2450

## Residential Land For Sale

Wednesday, 6 December 2023



Lot 301 Song Trail, Coffs Harbour, NSW 2450

Area: 551 m2

Type: Residential Land



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**\$599,000**

This home site is located within Stage 3 of the thriving Elements Estate. Subdivision works are now complete and awaiting registration, which is expected early 2024. Lot 301 is 551m<sup>2</sup> in size and offers the perfect canvas to build your dream home. Offering a north-east facing, elevated position which captures distant ocean and horizon views, as well as district and mountain aspects. Design an easy single level living floor plan, or capitalise further on the beautiful views by creating a two-storey home instead. This block of land is well worth your consideration. A trusted local builder has already assessed this home site and is available to discuss in detail potential house design options or create a new custom design with you. Nestled within this new neighbourhood and surrounded by quality homes, the block offers convenient proximity to services, being just south of Coffs Harbour, as well as only minutes to the airport, the hospital, Coffs CBD, Sawtell village and many beautiful beaches. You won't find a better location than this. With the main Coffs sports fields and sports stadium just around the corner and a fully equipped kid's playground provided within the estate just down the road, there is endless opportunity for outdoor entertainment for the children or grandchildren right at your doorstep. This could be the home site you've been searching for!

**Features:**

- 551m<sup>2</sup> home site
- Registration expected early 2024
- North-east facing rear yard
- Elevated position with distant ocean and horizon views
- Positioned within a brand-new neighbourhood
- Close to airport, shops, hospital, town, beaches
- Around the corner from main sports fields and sports stadium
- Large children's playground within the estate across the road

**Disclaimer:** Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.