

Lot 323, Marlin Drive, South West Rocks, NSW 2431



Sold Residential Land

Friday, 2 February 2024

Lot 323, Marlin Drive, South West Rocks, NSW 2431

Area: 2 m2

Type: Residential Land



Phil Sheridan

0265666666

\$450,000

LOT 323, MARLIN DRIVE, SOUTH WEST ROCKS Incredible opportunity exists to develop this prime 2 Hectare site with preliminary plans available for a 1 into 10 lot subdivision subject to Kempsey Shire Council Approval. Excellent location alongside quality, established homes and close to the mouth of the beautiful Macleay River. This is a unique site located within the well serviced township with existing street front, access to all services. A provisional 10 x residential block layout has been prepared, focusing on street front lots ranging from 525m² - 784m², with a large residual lot of 1.46 Ha providing further opportunity. The property is zoned R1 General Residential which, subject to council approval, encourages a variety of urban infill residential and multi-dwelling housing for the growing South West Rocks community. It also includes other uses such as childcare facilities and neighbourhood shops. These are all services in daily need of the local resident communities. South West Rocks is a stunning coastal town on the Mid North Coast of NSW fast becoming the go to destination for many people looking for that ideal coastal lifestyle. It is the jewel in the crown for the Kempsey Shire council with the population of South West Rocks forecast to grow at an average of 2.4% per annum between 2021 to 2036. To meet the demands of this growing population, the town will need an extra 1,582 dwellings by 2041. Land bank to secure your future or commence your project straightaway. The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.