

1-9 Lomandra Place, Katoomba, NSW 2780

 buymyplace

Residential Land For Sale

Thursday, 4 July 2024

1-9 Lomandra Place, Katoomba, NSW 2780

Area: 3867 m²

Type: Residential Land



buymy place

1300289697

\$749,000

Phone Enquiry ID: 227932A stupendous opportunity awaits you only moments away from amenities and the spectacular wonders of the ever-popular Blue Mountains. This idyllic natural escape is a superb spot to site the home of your dreams just a short walking distance from the Katoomba Aquatic Centre, indoor sports gymnasium and a little further to primary and secondary schools, the town centre, train station and the Katoomba golf course. This lifestyle opportunity block is located on the northern side of Lomandra Place, about 1 kilometre driving distance from the Katoomba City centre with its cafes and restaurants. Set in a prestigious residential bushland subdivision which is already well developed with quality modern homes, your residence will be in a whisper quiet cul-de-sac neighbourhood with no through traffic. Please refer to photo 9 for the precise location. This gem is much more than a house site. It is one of a few remaining vacant lots left in the estate but it is like no other. It is the largest and boasts a total area of 3867 square meters incorporating about 2700 square meters of conservation vegetation with over 94 meters of formed road frontage. Please note, if the size is a little overwhelming and you prefer a smaller lot, enquiries should be directed to the vendor. This marvellous lot presents a sizeable gently sloping home site positioned at the western end of the parcel and overlooking an ecological buffer that is primarily a self-maintaining protected natural haven for diverse wild life which extends further to the north beyond the block boundary. This environmental constraint area will never be developed ensuring absolute privacy on the eastern and northern sides of your future home and uninterrupted views across the vegetation towards the Katoomba city which is a short distance beyond the canopy of gums in the background shown in some of the photos. As seen in the first four photos a building envelope has already been partially cleared. The setting is one of tranquillity and spacious ambience, ideal for a family barbeque, a leisurely evening stroll or just to luxuriate surrounded by natural flora and wildlife. Should your budget allow this remarkable block is ready to embrace your idea of an elevated double storey luxury architect designed mountains home taking advantage of the refreshing atmosphere enhanced by the green expanse of protected vegetation. The location is well sheltered from the harsh bite of westerly Katoomba winds and imparts a child safe peaceful and harmonious appeal with ample room for a growing family, space for gardening or whatever your heart desires. A native bushland backdrop is featured at the north western corner of the site and has been preserved to provide a children's playground or an at home getaway. The possibilities are endless and only limited by your imagination. The lot is fully serviced with underground power, water, sewer, phone and gas. The road is bitumen sealed with roll top kerb and street lighting providing easy and safe access day or night. As a guide to property values in the estate an established modern home on a block of just over 700 square meters sold in March 2021 for \$1,240,000 and more recently a much smaller home on a 928.5 square meter block in the same street sold for \$1,220,000. The advantages of buying land and then developing is that you can build exactly what you want at a lesser price than a similar sized established home enabling you to reap increased capital gains when selling. The extent of those gains will largely depend on the quality and economy of your build and of course market conditions at the time. Significantly, your investment in this estate will be protected by sensible covenants which if appropriate can be modified by the vendor. The owner for personal reasons is keen to sell and is prepared to negotiate terms so hurry, find out more don't miss out. Genuine offers will be considered. Remember, nothing ventured, nothing gained. For further information such as covenant details or to arrange a site meeting please do not hesitate to make contact anytime.