

**16 or 18 Sunshine Circuit, Emerald Beach, NSW 2456**

**CENTURY 21.**  
Coffs Coast

## **Residential Land For Sale**

Tuesday, 25 June 2024

**16 or 18 Sunshine Circuit, Emerald Beach, NSW 2456**

**Type: Residential Land**



Darcy Kean  
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## **P.O.A.**

If you've ever dreamed of building your own home in an idyllic coastal location, this is an opportunity not too be missed. Century 21 Coffs Coast are proud to be offering two blocks, beautifully positioned just a few minutes walk to the stunning coastline or the quality selection of restaurants and cafes that Emerald Beach has to offer. Seize this rare opportunity, they aren't offering more land at the highly sought-after Emerald Beach and create your ideal coastal lifestyle today.- Some of the last vacant land available in Emerald Beach. Even rarer large 800m<sup>2</sup> plus blocks east of the highway.- Opportunity to build 2 x 2 strata titled dwellings on each lot. DA-approved plans and BASIX certificates available upon request.- The 2 lots can be consolidated to one title as part of a DA process (STCA), enabling an 1852m<sup>2</sup> block in Emerald Beach!- Lot 16: 822 m<sup>2</sup>, council rates approximately \$2,377 p.a.- Lot 18: 1030 m<sup>2</sup>, council rates approximately \$2,146 p.a.- Enjoy the coveted Emerald Beach village lifestyle, just an easy stroll to pristine beaches, great restaurants, cafes, and National Park.- 8 minutes to Woolgoolga Village and Moonee Market Shopping Centre and 15 minutes to Park Beach Plaza, offering the perfect combination of lifestyle and convenience.