

16 Boolwarroo Pde, Shellharbour, NSW 2529

Price guide \$1,650,000.

House 3  1 



Demolition Ready – Build Your Dream Home or Dual Occupancy (

Positioned in one of Shellharbour's premier streets, 16 Boolwarroo Parade presents an exciting opportunity to secure a 560m² near-flat parcel of land and create something truly special.

With R3 zoning and a demolition-ready site, this property offers an outstanding foundation for those looking to build their dream home, explore a dual occupancy development or consider the possibilities of a new coastal property project, subject to council approval (STCA).

Enjoy the freedom to design a home that reflects your lifestyle, with the potential to make the most of this sought-after location. Whether you're planning a contemporary coastal residence or investigating the possibilities offered by the R3 zoning, this is an opportunity to bring your vision to life in a highly desirable part of Shellharbour.

The lifestyle on offer is just as appealing as the land itself. Enjoy a relaxed coastal atmosphere with South Shellharbour Beach within walking distance, making morning swims, beachside strolls and weekends by the water part of everyday life. The nearby harbour adds to the area's coastal charm, while local cafés and restaurants are just a short walk away, providing the perfect setting for a morning coffee, a casual lunch or an evening out.

Combining a premier street address, a near-flat 560m² block and a fantastic coastal lifestyle, this is an opportunity to secure land in a location where lifestyle and future potential come together.

Whether you're looking to build your forever home or investigate the possibilities of dual occupancy (STCA), 16 Boolwarroo Parade is well worth your consideration.

Property Features

560m² parcel of land
R3 zoning
Near-flat block
Demolition-ready site
Potential for a dream home or dual occupancy development (STCA)
Positioned in one of Shellharbour's premier streets

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