

22 Driftwood Boulevard Bvd, Old Bar, NSW 2430

\$500,000 - \$550,000

Residential Land



DA APPROVED TRIPLEX SITE

Positioned within the Emerald Fields Estate, 22 Driftwood Boulevard presents an outstanding opportunity for developers, investors, and builders looking to capitalise on the strong demand for quality housing in Old Bar.

Set on a generous 831.3sqm* block, this premium site comes complete with DA approval for a triplex development comprising three well designed two-bedroom units, allowing you to fast-track your next project and avoid the lengthy approval process.

Adding further appeal, water meters have already been installed, while the Construction Certificate is reliant upon developer contributions being paid to MidCoast Council, providing a clear pathway towards commencement.

Located in one of Old Bar's newest and residential estates, the property enjoys convenient access to local amenities and the stunning coastline that has made the area so popular with both residents and investors.

Features include:

- DA approved triplex development site
- Approved for three, two bedroom units
- Generous 831.3sqm* parcel of land
- Water meters already installed
- Situated within the popular Emerald Fields Estate
- Strong potential for investment or development returns
- Estimated rental return \$1,600 - \$1,700 per week combined

Conveniently located approximately:

- 3 minutes' drive to Old Bar town centre
- 4 minutes' drive to Old Bar Beach
- 2 minutes' drive to Old Bar Public School

Development ready opportunities of this calibre are becoming increasingly difficult to secure. Whether you're looking to build and retain, sell individually, or expand

Listed By

Adam Stevenson
Phone: (02) 6553 7133
Mobile: 0409 607 967

Open for Inspection

By Appointment.

