

735 Solitary Islands Way, Moonee Beach, NSW 2450

\$849,000-\$899,000

Residential Land



1.6 hectare vacant site - outstanding opportunity!

Offering the perfect blend of space, convenience and versatility, this exceptional 1.623-hectare (approx. 4-acre) parcel presents an outstanding opportunity to create your dream lifestyle property in a highly accessible location with excellent visibility from the Pacific Highway and easy access to the many amenities of the Coffs Coast.

Open for Inspection

By Appointment.

Predominantly level and highly usable, the land features an impressive almost 200-metre north to north-eastern boundary, providing an ideal sun-filled aspect to design around. The southern boundary adjoins State Forest, creating a natural backdrop and an added sense of privacy.

The property is predominantly zoned R5 Large Lot Residential, with a smaller section of C2 Environmental Conservation along the southern boundary.

Located along Solitary Islands Way, the property enjoys convenient access to the Pacific Highway, together with prominent exposure to passing traffic. This position may appeal to purchasers seeking a lifestyle property with potential for a home-based enterprise or agricultural pursuits permissible within the zoning (STCA). The site also includes an existing water catchment dam and an old bore water connection, which may offer potential to further enhance the property's versatility and possible uses. Purchasers should undertake their own due diligence regarding the condition, functionality and suitability of both for their intended use, as these have not been independently verified.

Adding further appeal is a fixed, highly visible advertising signboard positioned at the front southern corner. Clearly visible from the highway, it is positioned sufficiently away from the main entrance so it does not dominate or detract from the property's frontage. The signboard is currently subject to an ongoing lease, generating approximately \$2,500 per annum including GST, with the existing lease to transfer to the new owner and provide this additional income for the remainder of the lease term.

With ample space to construct a substantial family residence, extensive shedding, workshops, machinery storage or expansive hardstand areas (STCA), the property offers considerable flexibility. Whether you're looking to establish a private rural-style retreat, operate a business from home or simply enjoy the freedom and space that acreage living provides, there is plenty of scope to create something truly your own.

Conveniently located just a short drive from Coffs Harbour CBD, beautiful northern beaches, Moonee Beach Shopping Centre, Moonee Tavern, schools and essential services, the property combines the space and privacy of acreage living with everyday convenience.

Listed By

Rich McKeon
Phone: (02) 6652 1144
Mobile: 0412 412 836

