

## 96-100 Cabarita Rd, Avalon Beach, NSW 2107

House 4 3

## Expressions of Interest



### Waterfront Estate with DA Subdivision Approval Set on Over 2

The Marara Estate is a breathtaking private waterfront estate beyond compare. Set on 8925.6sqm of waterfront land with sandy beach and rare north aspect, the property boasts panoramic views across Pittwater. Only a 60 minute drive from the CBD, this secluded estate provides an incredible opportunity to purchase the best waterfront site on the Northern Beaches to build a significant estate or the prospect of developing the land using the fully approved DA subdivision for 9 separate lots.

**Open for Inspection**

By Appointment.

The current DA includes full approval to subdivide the estate into 4 waterfront lots and 5 water access lots with panoramic water views. A DA is approved for each lot to build an architecturally designed home, created by Mark Hurcum of MHDP.

The subdivision includes:

- 4 Waterfront sites across 4072.3sqm of land
- 5 water access sites consisting of 4560.7sqm of land
- Common driveway area of 1272sqm

As part of the subdivision, every site enjoys the perfect north aspect and close sparkling water views in a gated community. The waterfront sites are world class with level lawns fronting the sandy beach. The water access sites boast spectacular views, aspect and easy driveway access.

This breathtaking estate sits among some of the finest waterfront properties to be found in Sydney. It should be considered for buyers looking to construct a luxury waterfront estate or for developers looking to capitalise on an approved DA.

Contact LJ Hooker Palm Beach and LJ Hooker Avalon agents to arrange a site inspection and to request further plans and documents:

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