



CASA BELLA  
ESTATE AGENTS

# Property Brochure



Property:

**20 Sandpiper Drive, Scotts Head**

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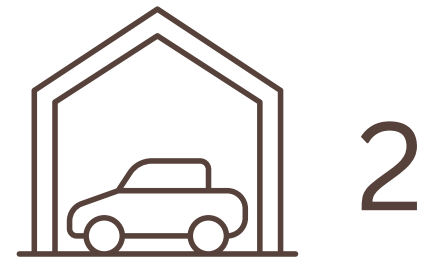
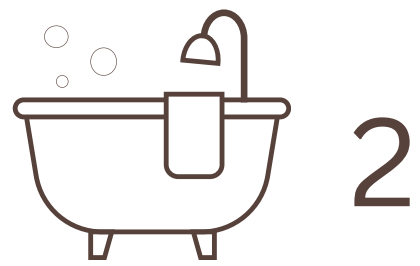
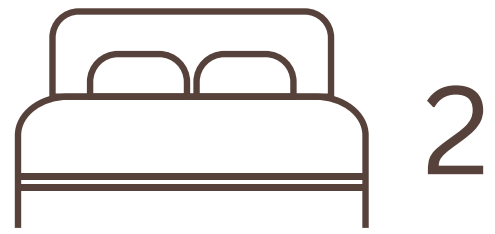
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# Property Particulars

20 Sandpiper Drive, Scotts Head



## PRICE GUIDE

Contact Agent

## TITLE

Lot 2 DP 1301703

## LAND SIZE

1,332 m<sup>2</sup>

## TENANCY

Vacant possession

## METHOD OF SALE

Private Treaty

## COUNCIL RATES

Unknown as of yet

## ZONING

R1 General Residential

Location photo



# Property Description

## Coastal location, large land size and value add potential...

Are you looking for a property that is a little different from the others? If you are looking for a coastal location with a large functional block and the potential to add value to your investment, than look no further!

This cosy two-bedroom home on a massive 1,332 m<sup>2</sup> (approx.) block has everything you could need in a beach side address. Both bedrooms have ceiling fans and built in robes. The bathroom is spacious with its separate bath and shower not to mention the practicality of having the toilet next door. While the laundry is a European laundry it is both functional and unnoticeable.

Your first impression upon entering the open plan living area, are the hybrid flooring and high ceilings with an abundance of natural light streaming through. With two well placed glass sliding doors leading to the outdoor entertaining area, it provides a blissful feeling of the great outdoors. Enjoying the coastal breeze as well as all day sun, you may only need your Panasonic air conditioner for our short winters. Sit back and enjoy the sounds of the waves while looking out towards your northeast timber deck with natural privacy screening.

The heart of the home being the central kitchen features a Bellini four burner gas stove and electric oven, which make food preparation a breeze. Cleaning is even easier with the Westinghouse dishwasher. The kitchen also features a large walk-in pantry with additional storage and a preparation bench for your morning coffee and additional appliances. The north east kitchen window allows all day sunlight to filter in making this part of the home somewhere you want to spend time with your family and friends.

Outside you will find space galore and with an R1 General Residential zoned block of this size you may have multiple options to consider which may include expanding the current home, building a new one or perhaps a dual occupancy for an extended family or rental consideration. All these options and more would be subject to council approval of course but it may be something you have thought about in the past but never had the land size to do it on in desirable Scotts Head.

As we continue to the rear of the property, you will find the double lock up garage which is currently being utilised as a shed which has had its roller doors replaced with glass sliding doors to allow natural light to filter into this storage space. There is another personal access door to the side of this building which enables you to access the bathroom facilities including shower, sink and toilet. Great idea after a day at the beach to wash away the sand. Plenty of built in storage for surf boards and camping gear.

Life in Scotts Head is as good as it gets if you are looking for outdoor living, surfing, swimming, boating, fishing, camping, cafes, recreational clubs, close to the school and activities. Honestly, this little surfside mecca has always been a family favourite all year round.

This home may be slightly on the smaller side but honestly you will be living large when you purchase this gem of a property in a prime location surrounded by million-dollar homes. This property backs onto a 3-hectare public recreation reserve to the rear and is within walking distance to the beach, sports oval and primary school.

In fact, you are walking distance from all that the village of Scotts Head offers including the post office, supermarket, café, chemist, bakery and so much more.

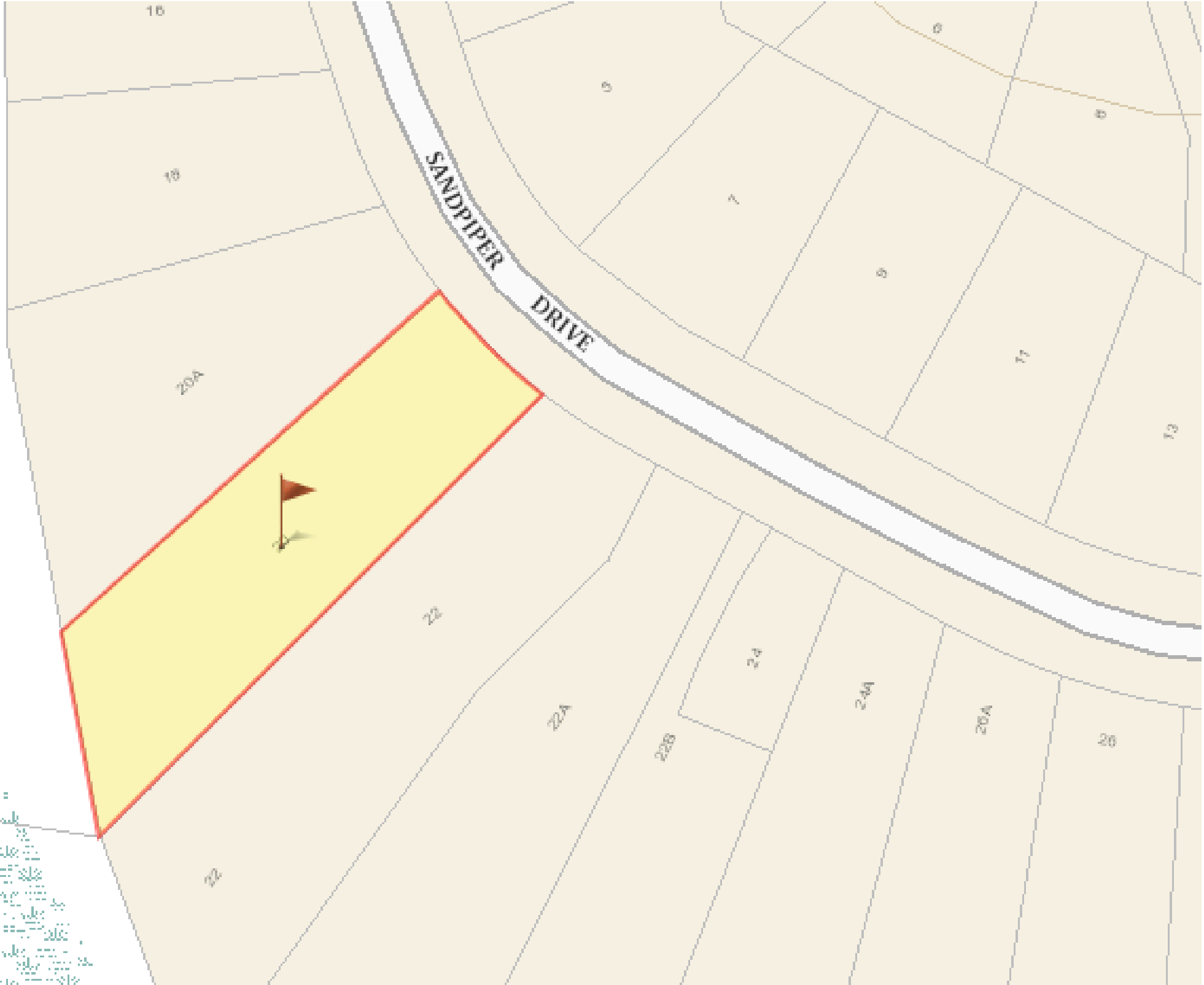
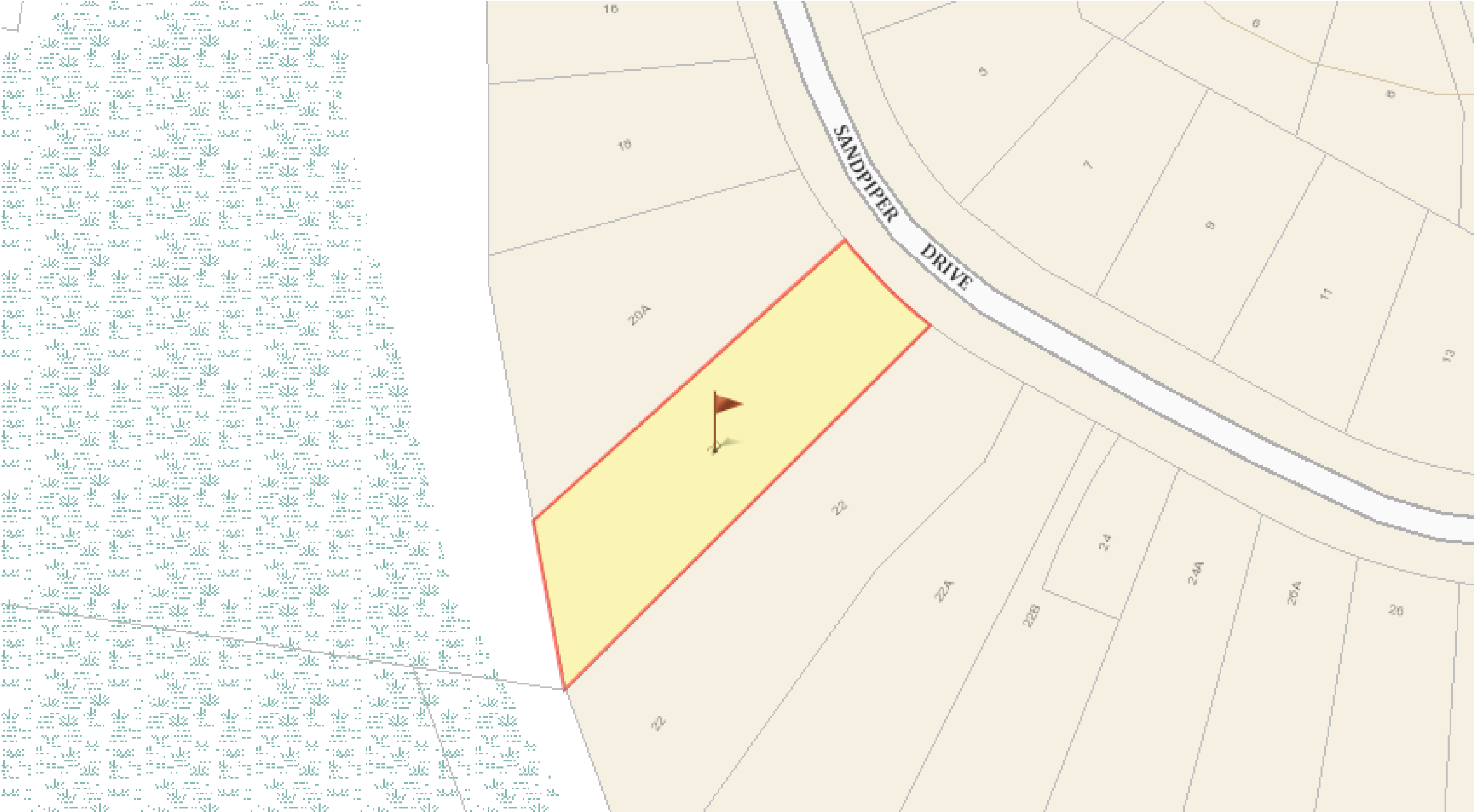
# Property Summary

## Property features:

- 1,332 m2 block of R1 General Residential land.
- 2 bedrooms, 2 bathrooms and 2 car accommodation (if converted back to roller doors).
- Within walking distance to beaches, parks, school and amenities.
- Two separate dwellings being a two-bedroom house and garage/shed.
- Adjoining a 3-hectare public recreation reserve to the rear.
- Bellini four burner gas stove and electric oven.
- Huge walk-in pantry, hybrid flooring, high ceilings.

Contact us today for further information and to arrange an appointment or come along to one of our open homes to fully appreciate this unique offering!

# Boundary



# Zoning Information

NAMBUCCA LOCAL ENVIRONMENTAL PLAN 2010

## ZONING: R1 - General Residential

### 1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### 2 Permitted without consent

Home-based child care; Home occupations

### 3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster Aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based Aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

# Floorplan



## MAIN RESIDENCE

INT: 126 m<sup>2</sup>  
EXT: 33 m<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



20 Sandpiper Drive, Scotts Head

# Rental Appraisal

## Nearby Comparable Rented Properties:

### 3 VISTA WAY, SCOTTS HEAD 2447

 2  1  4



Property Type: House  
Area: 556 m<sup>2</sup>  
RPD: 85//DP239693

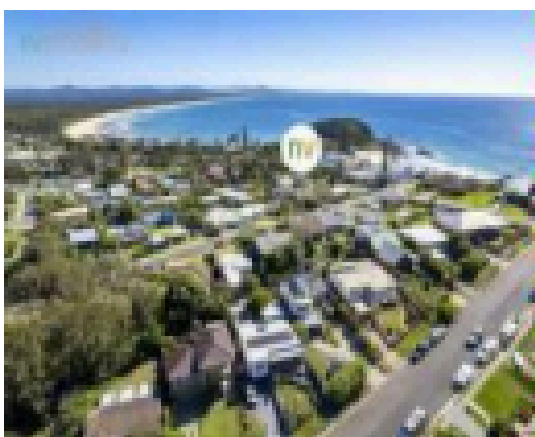
Features:

Current Rent Price: **\$550 per week**  
First Rent Price: **\$550 per week**  
Month Listed: **August 2024\* (Rented)**  
Days on Market: **20 Days**



### 12 HILL ST, SCOTTS HEAD 2447

 2  1  1



Property Type: House  
Area: 564 m<sup>2</sup>  
RPD: 52//DP613164

Features:

Current Rent Price: **\$450 per week**  
First Rent Price: **\$450 per week**  
Month Listed: **July 2024\* (Rented)**  
Days on Market: **6 Days**



### 8 RALEIGH ST, SCOTTS HEAD 2447

 3  2  1



Property Type: House  
Area: 558 m<sup>2</sup>  
RPD: 154//DP246879

Features:

Current Rent Price: **\$520 per week**  
First Rent Price: **\$520 per week**  
Month Listed: **May 2024\* (Rented)**  
Days on Market: **6 Days**



## 20 Sandpiper Drive, Scotts Head

By comparing three comparable rentals in the area and although these selected properties are different to the above mentioned property, we estimate the above property could achieve a weekly rental income of:

**\$450 - \$500**

# Gallery



# Gallery



# Formal Offer Form

The property is offered for sale by Casa Bella Estate Agents. Your submission using this form is an offer to purchase the above property and all fixtures and fittings at the time of inspection (unless otherwise stated in the Contract). Your offer is non-binding but is subject to the special conditions you set out below. Your offer will be submitted to the vendor for consideration.

## Your details:

Full name/s including middle names of all purchasers:

Residential address:

The email addresses of all purchasers:

The contact number/s of all purchasers:

Your conveyancer/solicitor details including contact details:

Please submit this form to the sales agents by either emailing the form to either Serena or Mikayla:  
serena@cbea.com.au | mikayla@cbea.com.au

## Your offer:

Price: \_\_\_\_\_

10% deposit: \_\_\_\_\_

### Finance:

I am a **cash buyer**. I have the full amount in cash in the bank and no finance is aquired.

I **require finance** (in full or part). I have  pre-approval  to arrange finance

Building and pest inspection required?  yes  no

Special conditions (if any): \_\_\_\_\_

The settlement period on the contract is 42 days after exchange. Do you require a different settlement period?  yes  no If yes, please specify: \_\_\_\_\_

Do you have a property to sell in order to complete this purchase?  yes  no

Would you like a free property appraisal of your home or investment property?  yes  no

## Please sign and date:

Signature/s: \_\_\_\_\_

Date: \_\_\_\_\_



Disclaimer:

All information contained herein is gathered from third party sources we deem to be reliable. Interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.

## Casa Bella Estate Agents

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