



Property Brochure



Property:

27 South Pacific Drive, Scotts Head

Serena Sutch

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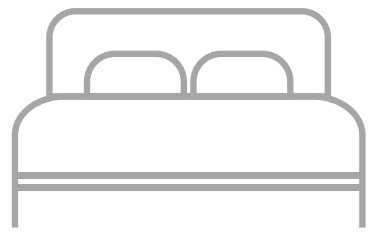
Mikayla Lord

M 0459 837 759

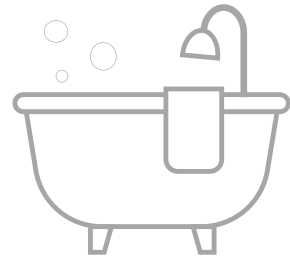
E mikayla@cbea.com.au

Property Particulars

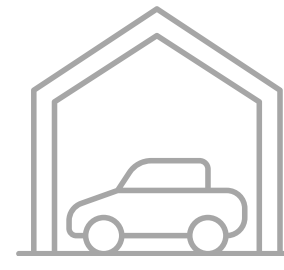
27 South Pacific Drive, Scotts Head



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PRICE

\$400,000 - \$430,000

TITLE

Lot 108 DP 245010

LAND SIZE

613m²

TENANCY

Vacant Land

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$2,140.07 p.a approx

ZONING

R1 General Residential



Property Description

Great spot to build your dream home...

For those that enjoy spending their time fishing, boating, kayaking or enjoying other river style activities, this location may be perfect for you! Located within *300 metres from the Warrell Creek picnic area and Weir reserve boat ramp is this elevated 613 m² block of coastal land.

Perhaps you prefer to spend your time in the surf, chilling out beachside or spending time with family and friends on one of the best beaches on the Mid North Coast, if that's the case, then a mere *500 metres stroll will find you on the golden sands of Fosters Beach.

Club Scotts is a mere *400 metres away for dinner, drinks and social activities including barefoot bowls. The other attractions in Scotts Head include tennis on your way to the park, local cafes, supermarket, chemist, boutique shopping and the general hub of the quaint beachside village of Scotts Head.

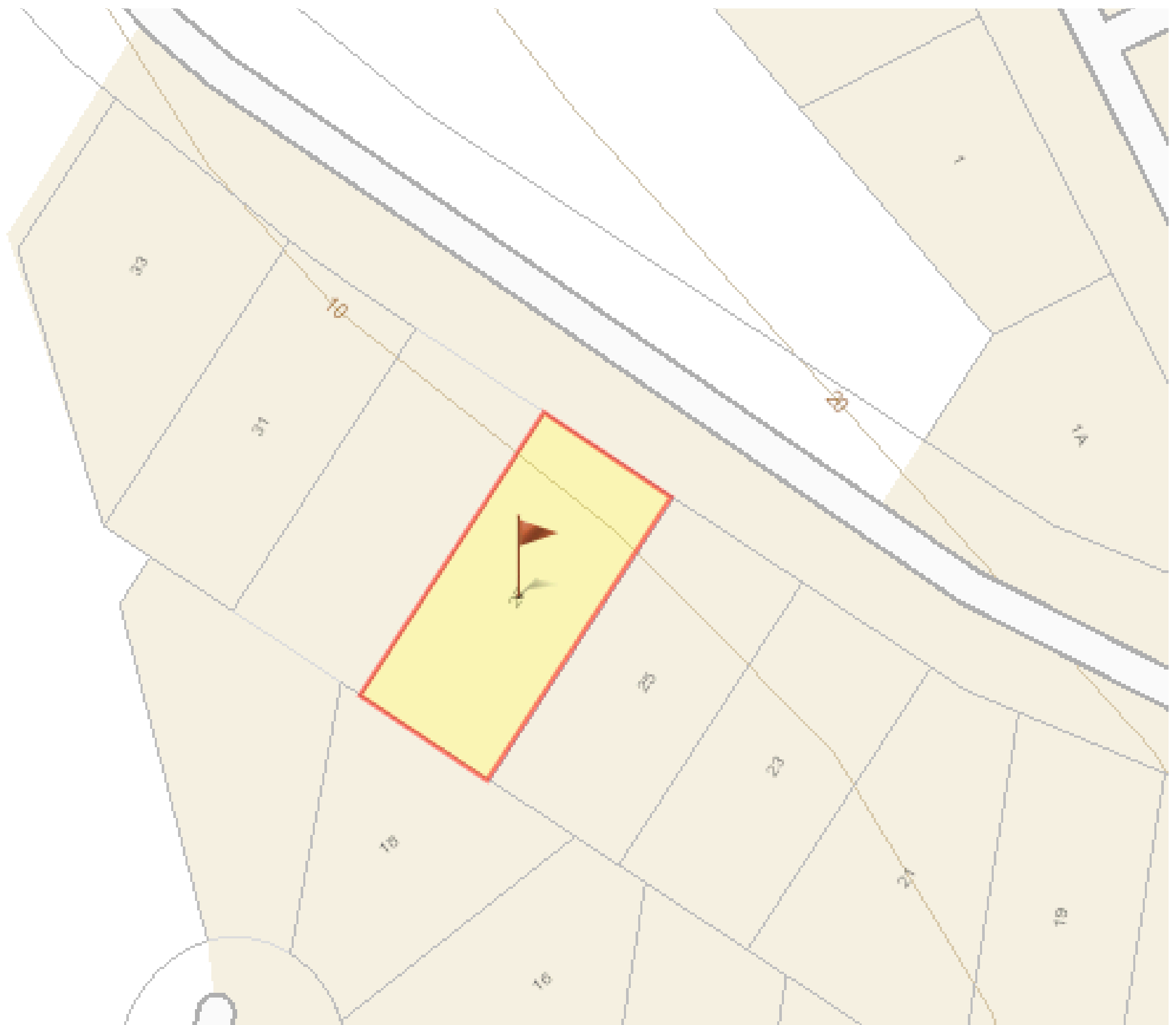
If you have a creative and unique home design in mind that would fit perfectly in this lifestyle location, then perhaps this elevated block is for you to fulfill the dream of living life where you feel like you are on holidays all year round!

Priced to meet the market, do not let this great opportunity pass you by! Enquire today and see if this is the start of your new chapter.

Zoned: R1 – General Residential.

*= Approximate only

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

Gallery



Gallery



Gallery



Gallery



Location photo

Nearby Sold Properties



2 Jackaroo Close, Scotts Head

 482m²

Sold: \$395,000



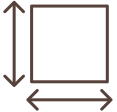
43 - 45 Wallace Street, Scotts Head

 1,283m²

Sold: \$595,000



39 Raleigh Street, Scotts Head

 648m²

Sold: \$400,000

Formal Offer Form

Property: 27 South Pacific Drive, Scotts Head

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). **I have** pre-approval to arrange finance

Conditions: *(please tick all that apply)*

- Pest and building inspection required
 Need to sell another property to complete this purchase
↳ Is the property currently on the market? yes no

Additional conditions/information:

Settlement period:

28 days after contracts have exchanged.

Do you require a different settlement period? yes no

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____ Date: _____



Approximate boundary

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.

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