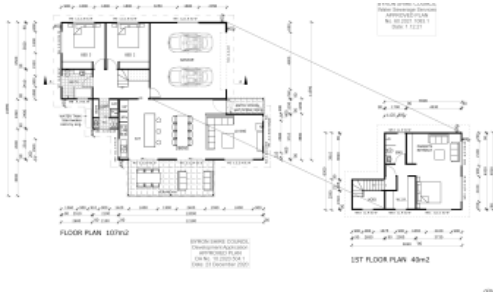


Sold

# 115A Shara Boulevard

1.1km walk to beach

## 115A Shara Boulevard, Ocean Shores



### Screaming value!!! Short Walk to the Beach

Due to circumstance this rare, beach-side vacant 565m2 lot has been reduced to sell!!!

It's always a good move to get into this market when the opportunity arises, and the opportunity is now!

This rare vacant lot within an easy-level walk to South Golden Beach is a gem. It borders council reserve and for the young families the Ocean Shores Public School is only a 600m flat walk away. This piece of prime land is fully serviced and comes with house plans with options, already approved by council. The headaches of the process are all taken care of.

Included are Development Approved council plans to build either a single-level, 2-bedroom home or a double-storey, 3-bedroom family home. All the services fencing and concrete driveway are in place, ready to start your build immediately.

They're just not releasing any more land in this area let alone this close to the beach so don't miss out on this great block in a prime location.

- DA plans - options for a 2 bedroom or a 3 bedroom, 2 bathroom, double storey home
- Both the approved dwellings have a double garage and all engineering completed
- 565m2 block, fully fenced, concrete driveway and services all in place
- Private and set back off the road bordering public reserve, which allows pedestrian access

📏 565 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1148
<b>Land Area</b>	565 m2

#### Agent Details

Todd Buckland  
 0408 966 421  
 todd@byronshirerealestate.com.au

Gary Brazenor  
 0423 777 237  
 gary@byronshirerealestate.com.au

#### Office Details

Brunswick Heads  
 3 Fawcett St Brunswick Heads, NSW,  
 2483 Australia  
 02 6685 1754



- 600m walk to Ocean Shores Public School and 100m to Community Preschool
- 50m walk to the high school bus stop
- Above the 1 in 100-year flood level and the building site is flood-free

Due to circumstances, this ready-to-go block MUST BE SOLD!

Call Todd for more info.

Agent declares interest

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.