







Half an acre (2049sqm) in Twin Waters

4 4 5 2,049m2

In the heart of the new Twin Waters precinct this large allotment offers development potential in a location going through an incredible transformation.

Work is already underway, and the next few years will see the rural land neighbouring De Vere Road evolve into one of the most prestigious waterfront subdivisions on the coast. Provisions for a native fauna habitat (kangaroo), extensive parkland, walking/cycle paths and new water way/lake lay the foundation for a development unlike anything before it.

With new facilities on its doorstep and positioned in the middle of a new community of 450 homes, this 2049sqm site represents an opportunity to get in early and maximise the potential on offer.

Subject to planning permission, highest/best uses include small subdivision, early learning facility/childcare, or a unit development. Once land-banked, further investigation may reveal other high value opportunities on a site of this size, in a position that will become part the village hub for the new Twin Waters.

This land is part of the original area subdivision, so no waiting for title and the ability to start planning immediately. The existing 4 bedroom home and granny-flat will provide an income softening short-term holding costs and offer a blank canvas of their own to add value.

Price	$3,000,000
Property Type	Residential
Property ID	3278
Land Area	2,049 m2
Floor Area	521 m2

Agent Details

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Held by the same family for two generations, this is a chance to take the reigns and create something special in a rapidly evolving sort after location.

- 2049sqm/half acre allotment
- Largest privately owned allotment]
- Village centre/hub location
- Surrounded by the new Twin Waters
- Established title, start planning now
- Feasibility study completed/available
- Possibilities include childcare centre
- Potential subdivision or units
- 4 bed house & granny flat onsite
- Land bank with a rental return
- Street connects to David Low Way
- Convenient/direct access in & out
- Surrounding development underway
- 450 homes in approx. 4 – 6 years
- 3.7km to patrolled surf beach
- 1.5km to Coles, school & medical
- Public transport at end of street
- Boat ramp/golf courses nearby
- 10 minute drive to the CBD/Plaza

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