

## 12 Yalla Kool Drive, Ocean Shores FOR SALE



### Approved Development for 8 modern townhouses!

This prime 2001 sqm residential development site in the Byron LGA is ready to go and offers an excellent opportunity for a builder/developer to capitalise on the need for more local housing (with potential to increase yield STCA).

There is DA approval for 8 stylish town homes comprising of 5 X 3 bedroom, 2 bathroom, double garage, and 3 x 2 bedroom, single garage residences. Architecturally designed and with plenty of space, they are light, bright and contemporary.

Currently there is an established dwelling on the property which is tenanted and provides an income of \$800 per week.

Location is key with a short 200 metre walk to the local shopping centre, medical centre, pharmacy, restaurants and tavern.

Additionally it is super convenient to New Brighton Beach and the beautiful Brunswick Heads, 15 minutes to Mullumbimby and only 20 minutes to Byron Bay. There is also handy access via the M1 to both Ballina and the Gold Coast airports, both only about 30 minutes away.

Full Development Approved Documents are available on request. Being sold by Expression of Interest which closes 4pm, 15th December 2023

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

### Features



**Karin Heller**

Licensed Agent - Kim Jones Property

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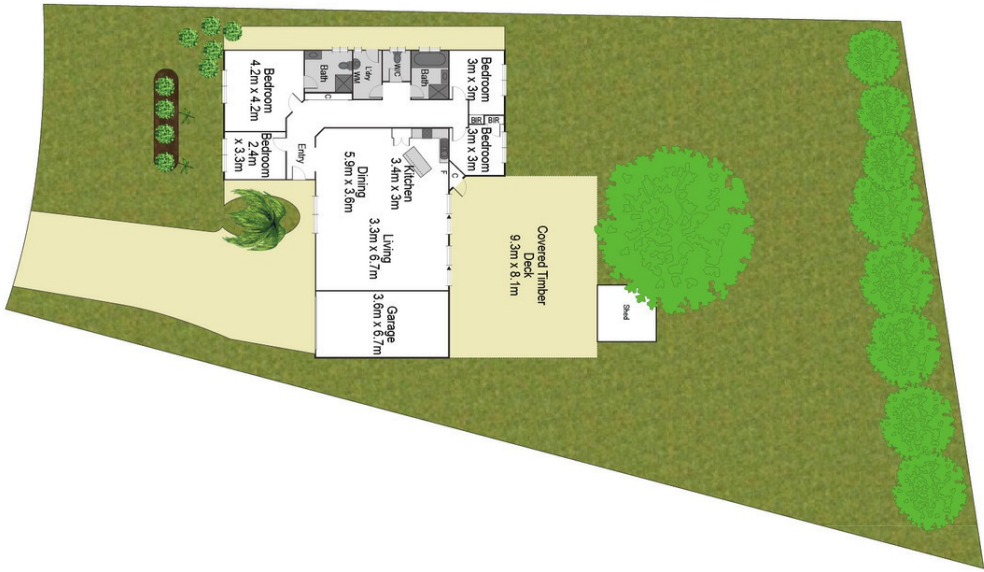
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Scale in metres, indicative only.



Disclaimer: Whilst every precaution is taken to ensure accuracy, the information contained herein is provided as a guide only. The purchaser is responsible for the accuracy of the information contained herein, and for providing their own independent verification of the information contained herein, or for providing their own independent verification of the information contained herein. Dimensions are taken from the standard plans. Produced by Valley Hill Studios.

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