



Lot 5 Bunderra Circuit, Malua Bay

Exclusive DA Approved Land Subdivision in Malua Bay

Unlock the potential of this fully approved 21-lot residential subdivision on the stunning South Coast of NSW.

There are plenty of reasons why Savvy Builders, & Developers should make this their next project

1. Ready for Development: With DA approval in place, you can start civil works immediately or hold as a landbank for future development. Vegetation clearing is complete, eliminating environmental offset costs.

2. Versatile Lot Sizes: Choose from a diverse range of block sizes, from 619 sqm to 11,470 sqm, catering to various development needs.

3. North-Facing Lots: All lots are north-facing, ideal for maximizing energy efficiency and increasing building star ratings.

4. Scenic Location: Nestled at the end of a tranquil valley with a leafy outlook, some lots even offer ocean views.

5. Prime Position: The last available development land in the sought-after Malua Bay area.

6. Convenient Access: Just a 2-minute drive to Malua Bay beach and shopping village, 12 minutes to Batemans Bay, 2 hours to Canberra, and 4 hours to southern Sydney.

7. Proximity to Amenities: The new regional hospital, under construction, is a 25-minute drive away, and the regional airport with

FOR SALE

\$2,950,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

daily flights to Sydney is just 20 minutes away.

8. Recreational Opportunities: Close to Mogo bike tracks, Batemans Bay Marina, and Catalina 27-hole golf course.

Batemans Bay is a rapidly growing coastal town with recent enhancements including a world-class entertainment and swimming pool complex, a major new bridge over the Clyde River and foreshore & marina upgrades along the harbour front.

Malua Bay has also seen significant foreshore improvements and is home to the Batemans Bay Surf Life Saving Club. As the closest coastal region to Canberra, this area is poised for continued growth.

MORE DETAILS

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| Property ID | 47WHXW |
| Property Type | Land/Development |
| Land Area | 52684 m ² |

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