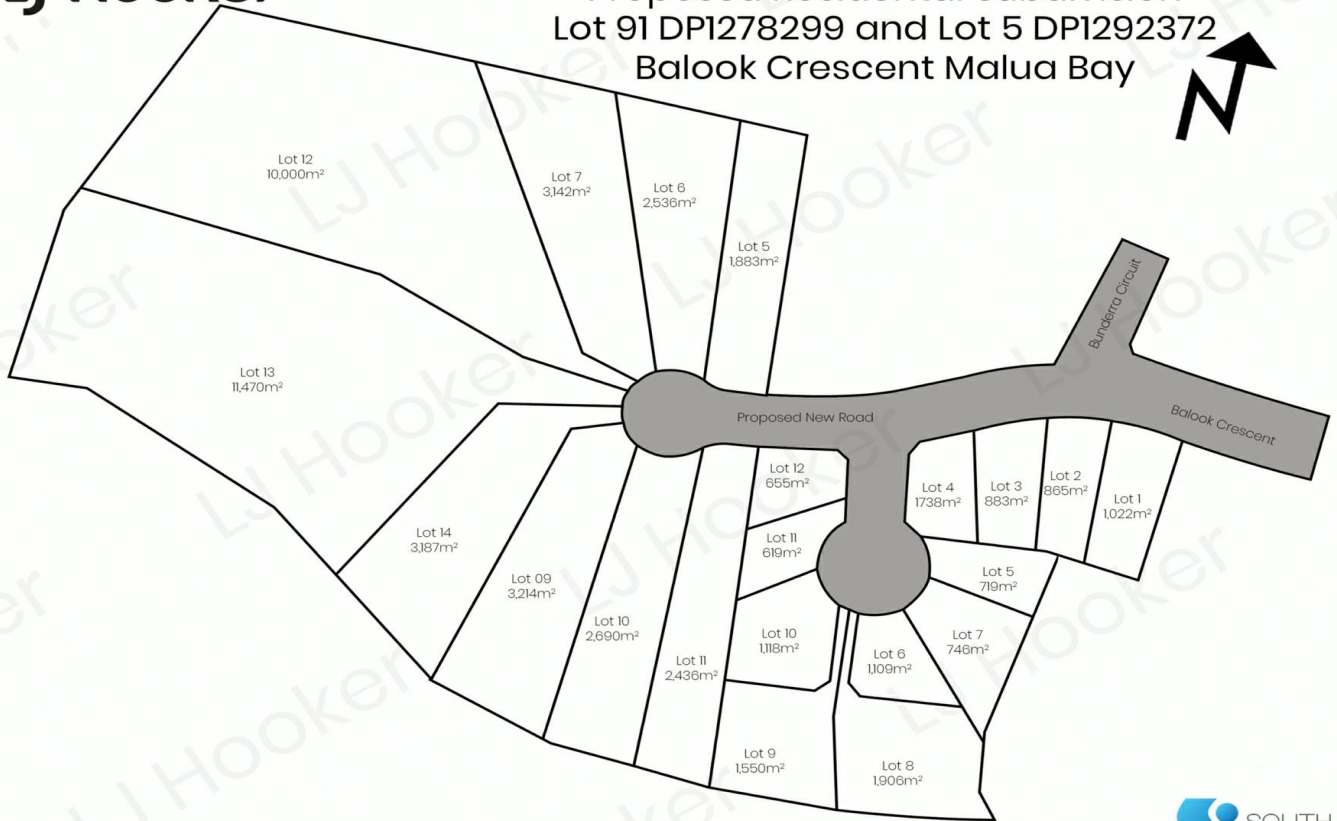


Proposed Residential Subdivision  
Lot 91 DP1278299 and Lot 5 DP1292372  
Balook Crescent Malua Bay



All measurements are approximate and are intended as a guide only



## Malua Bay, Lot 5 Bunderra Circuit

### DEVELOPMENT LAND WITH MOST OF THE HARD WORK DONE!

As every developer or builder knows, the hardest part of moving forward is satisfying Council or State planning requirements. The actual development is the easy part. Look no further. On offer by way of engloba sale is a 21 lot residential subdivision, fully approved and ready for civil works to be undertaken, either now, or as the consent has just been issued, you can hold as a landbank and develop when ready. Vegetation clearing has been undertaken so there are no issues with environmental offset costs on development. There is a large range of block sizes, from 619 sqm to 11,470 sqm - something to suit everyone!

Why should you consider this opportunity?

- Easily staged development
- All lots are north facing - perfect for increasing the building star rating



LAND 52,684 m2

**For Sale**  
Please Call

**Contact**  
**Rob Routledge**  
0414 235 976  
rroutledge.batemansbay@ljhooker.com.au

- Quiet location at the end of a valley, with leafy outlook
- Some lots have ocean views
- Last available development land in the popular Malua Bay area
- 2 minute drive to Malua Bay beach and shopping village and around 12 minutes to Batemans Bay, 2 hours to Canberra and 4 hours to southern Sydney
- The new regional hospital, currently under construction, is about 25 minutes drive and the regional airport, with daily flights to Sydney, just 20 minutes
- Mogo bike tracks, Batemans Bay Marina and Catalina 27 hole golf course are all within easy reach

Batemans Bay is a fast growing coastal town. Recent improvements include a world class entertainment and swimming pool complex, new bridge and foreshore and marina enhancements. Malua Bay itself has recently undergone comprehensive foreshore enhancement and is home to the Batemans Bay Surf Life Saving Club. As this stretch of coast is the closest coastal region to Canberra, continued growth is assured.

## More About this Property

Property ID	12DZF8F
Property Type	Residential
Land Area	52684 m2

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