







2A Harrington Road, Narooma

Central Narooma R3 block - concept plans for 4 homes

This is a straightforward, rectangular block, with about 16.4 metres of street frontage and town water, sewer and power available. Narooma Plaza, the medical centre and the cafes are a 6-minute walk away, and Narooma Public School is under a kilometre.

For builders and investors:
Lian Architects have already done the early design work on this 617m² R3 block. The feasibility study tests three schemes, and every one fits four dwellings within the 10m height limit:
•Townhouses: three 3-bed and one 2.5-bed, each with its own basement garage
•Apartments: three 3-bed and one 2-bed with seven basement car spaces, in two different layouts
The land falls away from Harrington Road, which suits parking tucked underneath. The long northern boundary gets the sun, and the study notes potential distant views to the west. All three schemes already allow for the drainage easement and sewer line along the rear boundary and the council setbacks, so a buyer starts from tested layouts and not a blank page.
Townhouses here will appeal to downsizers, locals and investors alike. This property presents an outstanding opportunity for

LAND 617 m2

FOR SALE
$449,000

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

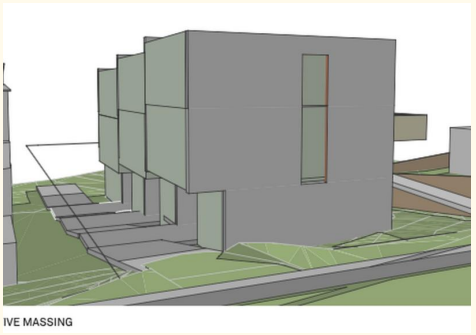
developers or investors looking to capitalize on Narooma's growing demand for housing.

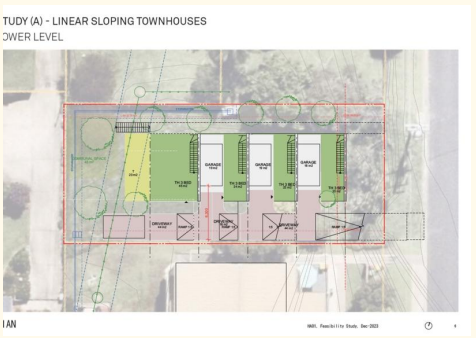
For your own home:
Build new and low-maintenance on a proper town block. It suits downsizers, locals who want to walk everywhere, or anyone after a coastal base close to everything.
Key Features
•Land: 617m² (approx. 16.4m frontage x 37.6m depth) of prime, centrally located land
•Zoning: R3 Medium Density Residential, allowing for unit apartment, duplex or townhouse development
•Close proximity to shops, cafes, medical facilities, and public transport
•Services: town water, town sewer and electricity available
•Feasibility study: Lian Architects, three schemes, full set of plans available on request

Call Steve Hutcheson at LJ Hooker Narooma on 0407 226 603 for the full feasibility pack, or to walk the site.

- Concept plans are from a draft feasibility study (Dec 2023) and are indicative only. Any development is subject to council approval, and buyers should make their own enquiries.











MORE DETAILS

Property ID	3PBHMM
Property Type	Residential
Land Area	617 m2

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