



14-16 Hastings Road, Bogangar

## Prime Development Opportunity in Golden Triangle locale

Offers Closing Friday 10th July

Positioned just metres from the sand in one of Cabarita Beach's most tightly held coastal enclaves, this exceptional 1308m<sup>2</sup> landholding presents a rare opportunity to secure a blue-chip development site in the heart of the sought-after Golden Triangle. Comprising two individual lots with original beach cottages in place, the property offers immediate holding income while plans are considered for a landmark coastal project (STCA).

Zoned R3 Medium Density Residential with a 13.6m height limit and approximately 39m of frontage, the site is ideally suited to a boutique townhouse, or apartment development. Potential ocean glimpses from upper levels and rooftop terraces, combined with its unrivalled beachside location, create an exciting opportunity to deliver a premium residential offering in one of the Tweed Coast's most desirable destinations.

### Property Highlights

1308m<sup>2</sup>\* landholding across two separately titled lots

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

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 **LJ Hooker**

Approx. 39m frontage with existing cottages providing holding income  
R3 Medium Density Residential zoning  
13.6m height limit allowing up to four storeys (STCA)  
Large industrial size shed with mezzanine level perfect for machinery/commercial storage needs or retrofitted for holding purposes.  
Potential for townhouse, duplex or apartment development with ocean-view opportunities  
Prime Golden Triangle location just 100m\* from Norries Headland and moments to Cabarita Beach

- 100m to Norries Headland
- 500m to Cabarita Shopping Village
- 9km to Tweed Valley Hospital
- 22km to Gold Coast Airport
- 50km to Byron Bay

**Disclaimer:**

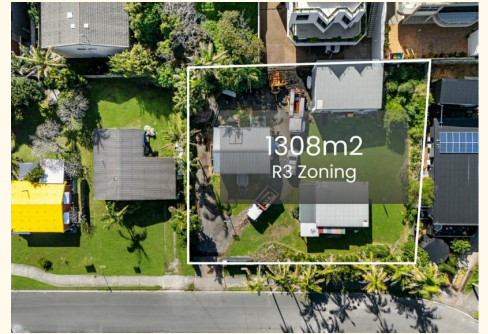
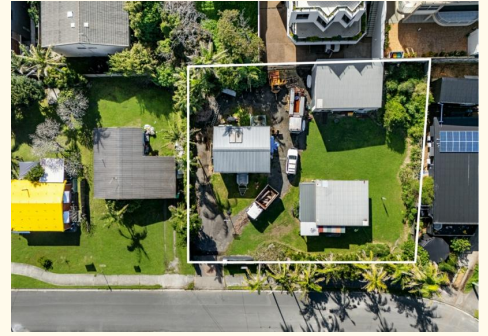
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**MORE DETAILS**

Property ID	MBNHEZ
Property Type	House
Land Area	1308 m2

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