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## Gulmarrad, 277 Sheehans Lane

277 Sheehans Lane, Gulmarrad —1.68-hectare with Subdivision Potential

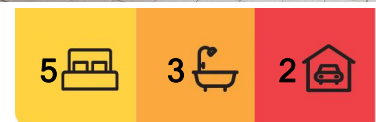
Opportunities like this are rare in Gulmarrad, making 277 Sheehans Lane a standout choice for the savvy buyer or astute investor. Positioned on a generous 1.68-hectare (block, this property offers exceptional scope to subdivide into additional lots (STCA), creating a pathway to both immediate and long-term returns.

Gulmarrad has become one of the Clarence Valley's most sought-after semi-rural lifestyle locations, and larger parcels with development potential are increasingly hard to find. This property's size, location, and potential for future subdivision make it an ideal candidate for those looking to capitalise on the area's strong demand for quality residential allotments.

Set back from the road, the existing home provides a comfortable base while you plan and execute your vision. The residence includes five bedrooms and three bathrooms, with full verandahs wrapping around the home —perfect for taking in the rural outlook and the

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**For Sale**  
\$1,100,000.00

**View**  
By Appointment

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peaceful surrounds. Inside, you'll find open-plan kitchen, dining, and living spaces, with a simple, functional kitchen in place. While the home would benefit from some improvements, it offers the flexibility to renovate, rent, or reside while pursuing your development goals.

The block itself is level and usable, giving it both practicality and appeal for future subdivision. There's ample space for additional dwellings, sheds, or landscaped gardens, and the existing layout lends itself to multiple access points (STCA) for a future multi-lot plan.

Located just a short drive to Maclean and within easy reach of Yamba's beaches, this property combines the best of a country lifestyle with access to coastal amenities. Whether you're looking to create a family estate, develop for profit, or secure land in a high-growth area, 277 Sheehans Lane presents a genuine opportunity to make your mark in Gulmarrad.

**Disclaimer:**

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## More About this Property

<b>Property ID</b>	GCJ08
<b>Property Type</b>	House
<b>Land Area</b>	1.68 hectare
<b>Including</b>	Study Toilets (4) Deck Outdoor Entertaining Built-in-Robes Fully Fenced Liveability

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