



1 Bligh Street, Lawrence

Divide And Prosper

This is a genuinely rare opportunity to secure a DA-approved 13-lot subdivision combined with a substantial lifestyle holding, positioned right in the heart of Lawrence and elevated to capture spectacular Clarence River and sanctuary views.

Occupying a prime ridge-top position, the property spans approximately 4.37 hectares (10.8 acres) of residential land and represents one of the largest residential holdings available within the township. The approved subdivision provides immediate development certainty, while the existing home and improvements offer flexibility, holding income and lifestyle appeal.

The Development Opportunity

This is a compelling proposition for developers, investors and land bankers seeking scale, approvals and optionality.

- DA approved for a 13-lot residential subdivision
- Twelve individual residential lots plus existing dwelling
- Elevated in-town position with panoramic river and sanctuary views
- Opportunity to stage development or land bank
- Rare scale and approval status within the Lawrence township

The Home

Positioned within the holding is a very neat and spacious brick and tile residence, offering the ability to live in, rent out or utilise during development.

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FOR SALE

By Negotiation

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Yamba
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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.

 **LJ Hooker**

- Four generous bedrooms plus a study
- Main bedroom with ensuite
- Well-appointed timber kitchen with extensive pantry, bench and storage space, appliance cupboard, dishwasher and casual dining area
- Large open plan living with dedicated lounge and dining zones, air conditioning, wood heater
- Sweeping views of the mighty Clarence River
- Large patio off the dining area, ideal for entertaining or relaxing while enjoying the outlook
- Spacious carport providing undercover parking for two vehicles plus additional covered space
- Solar system installed reducing ongoing power costs

Improvements & Infrastructure

The property is well established and well suited to both lifestyle use and future development.

- Established gardens surrounding the home
- Large older-style shed offering excellent storage, workshop space and room for machinery or tractor
- Excellent access and usability across the landholding

Lifestyle, Scale & Future Potential

Few properties offer this combination of approval, size and location within town boundaries.

- Suitable for horses, livestock or a market garden prior to development
- Elevated ridge-top setting with commanding Clarence River views
- Strong long-term demand for residential allotments in the area

Why This Property Stands Apart

- approved subdivision sites of this scale, with an existing residence and uninterrupted river views, are exceptionally rare. The ability to generate holding income, stage development and capitalise on an approved outcome significantly reduces risk and enhances future returns.

For further information, DA documentation or to arrange a private inspection, contact Mark Porter today

Disclaimer:

LJ Hooker Yamba has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

MORE DETAILS

Property ID	H8NFKW
Property Type	House
Land Area	42800 m2

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Lawrence NSW 2460

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.