



301 Avoca Drive Avoca Beach, NSW 3 2 1

Prime development opportunity - over 11 acres

Set across 47,700 sqm of mostly cleared coastal land, this is the largest landholding in Avoca Beach. This extraordinary 11.7-acre retreat offers unmatched space, privacy and enormous potential. Peaceful and completely secluded, the property delivers a rare lifestyle immersed in nature, while remaining just moments from the beach and village atmosphere that make Avoca Beach so highly sought after.

Price: Contact Agent
Council Rates: \$6,627.15/year (approx)
Water Rates: \$503.48/year (approx)



Andrew Thomson

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Ryley Davies

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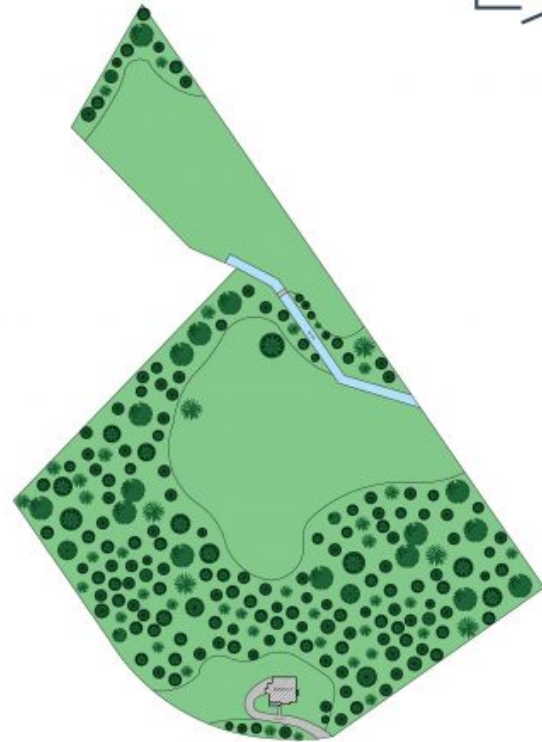
301 Avoca Drive,
Avoca Beach



Ground Floor



Lower Ground Floor



Site Plan



Total Living Area: 223 sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.