

140A Morrison Avenue Wombarra, NSW

## Rare land parcel with DA approved plans for luxury home

In a prestigious address minutes from both Wombarra and Scarborough beaches, this 660sqm (approx.) vacant block blends a secluded nature setting with a spectacular chance to bring your ultimate design vision to life, zoned R2, with scope for dual occupancy development (STCA). DA approval is in place for a tri-level three bedroom plus study, architecturally designed home by award winning design firm Panov-Scott; the potential at hand is thrilling to ponder.

- Exclusive opportunity boasting a sought-after coastal position and lifestyle
- One of the very few vacant lots remaining in the Illawarra's northern suburbs
- Custom-build your dream home (STCA), or use existing plans and get going straight away
- DA approval in place for a tri-level three bedroom plus study home with separate studio
- Scope to capture glorious views east over Wombarra Beach and west to escarpment
- Power + sewage available, plus consultant reports including bush fire and geotech
- Approximately 1.8km to Wombarra Bowling Club, walk to station and ocean pool

Price:

Contact Agent



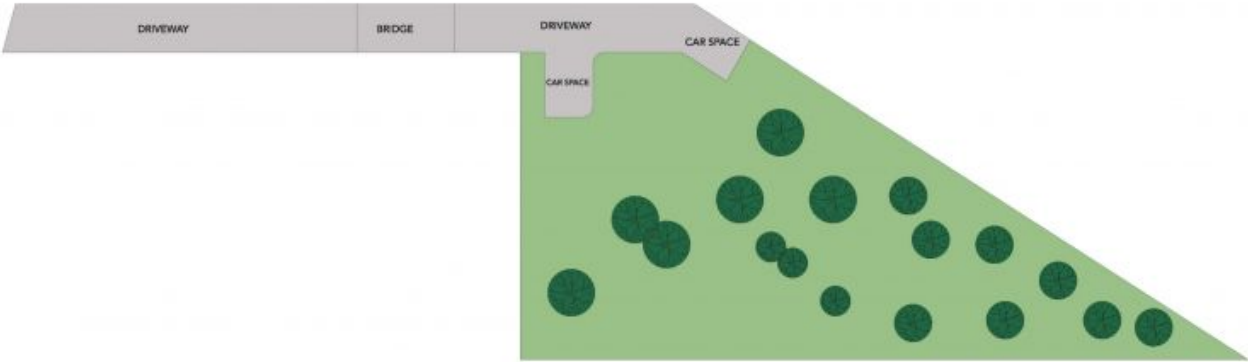
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Site Plan



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.