

106 - 110 Caroline Street, BENDEMEER, NSW 2355

MULTI-TITLE OPPORTUNITY | FLEXIBLE VILLAGE ZONING | EXPANSIVE 4,432SQM BLOCK

4,431.70 square metres,

Set across 4,432sqm* on multiple lots, this is a rare opportunity to secure a flexible landholding in the heart of Bendemeer.

Zoned RU5 Village, the property offers a wide range of potential uses, including residential, business, or mixed-use (STCA), making it an ideal prospect for buyers seeking both immediate use and future upside.

The existing dwelling provides a simple, functional base, suitable for short-term accommodation or a weekender while you plan the next stage of development or enhancement. Perfectly positioned overlooking the Macdonald River, just a short stroll to Bendemeer's key amenities, including the local store, café, post services and the iconic Bendemeer Hotel.

With multiple lots, dual titles, and flexible zoning, this is a property that allows you to landbank, develop, or create a tailored lifestyle or income-generating asset over time.

TYPE: For Sale

INTERNET ID: L37667609

SALE DETAILS

Price Guide \$230,000 - \$240,000

CONTACT DETAILS

Elders Real Estate

Tamworth

247 Peel Street

Tamworth, NSW

02 6766 1666

Tom Sattler

0423639665

Opportunities with this level of flexibility in a tightly held village setting are rarely offered.

Existing dwelling - Detached single-storey

- 1 bedroom, 1 bathroom + bunk beds
- Open-plan kitchen, living and dining area
- Approx. 42sqm internal living space
- Approx. 21sqm outdoor area
- Aluminium cladding with Colorbond roof and fences
- Plantation shutters and raked ceilings

Property Highlights:

- 4,432sqm* across multiple lots
- Two separate titles
- RU5 Village zoning (broad use potential STCA)
- Scope for future development or value-add
- Council Rates \$383 per Quarter (Approx.)

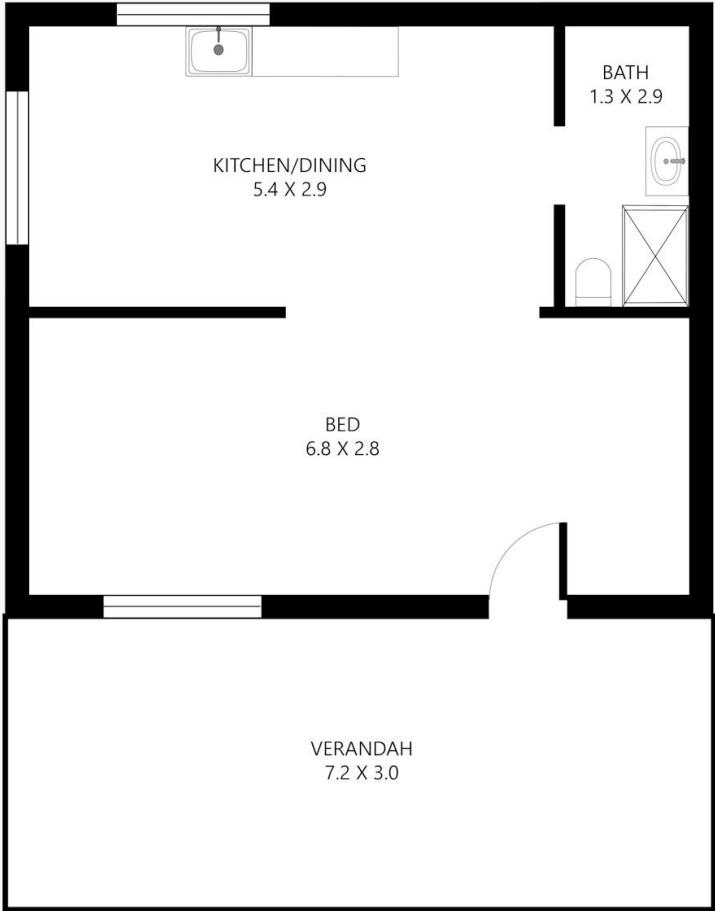
Call today to arrange an inspection - Tom Sattler 0423 639 665

- Land Area 4,431.70 square metres





106-110 Caroline Street, Bendemeer



Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any person using this information should rely on their own enquiries.