

An aerial photograph of a large, green landscape. In the foreground, a river flows through a dense forest of tall trees. To the right, a large, open green field is visible, with a small herd of black cattle grazing. In the background, a coastal town with white buildings is situated along the edge of a blue ocean under a clear blue sky.

RayWhite.

35.55 HA OF PRIME REAL ESTATE

CUDGEN DREAMLAND

117 - 147 Tweed Coast Road, Cudgen NSW 2486

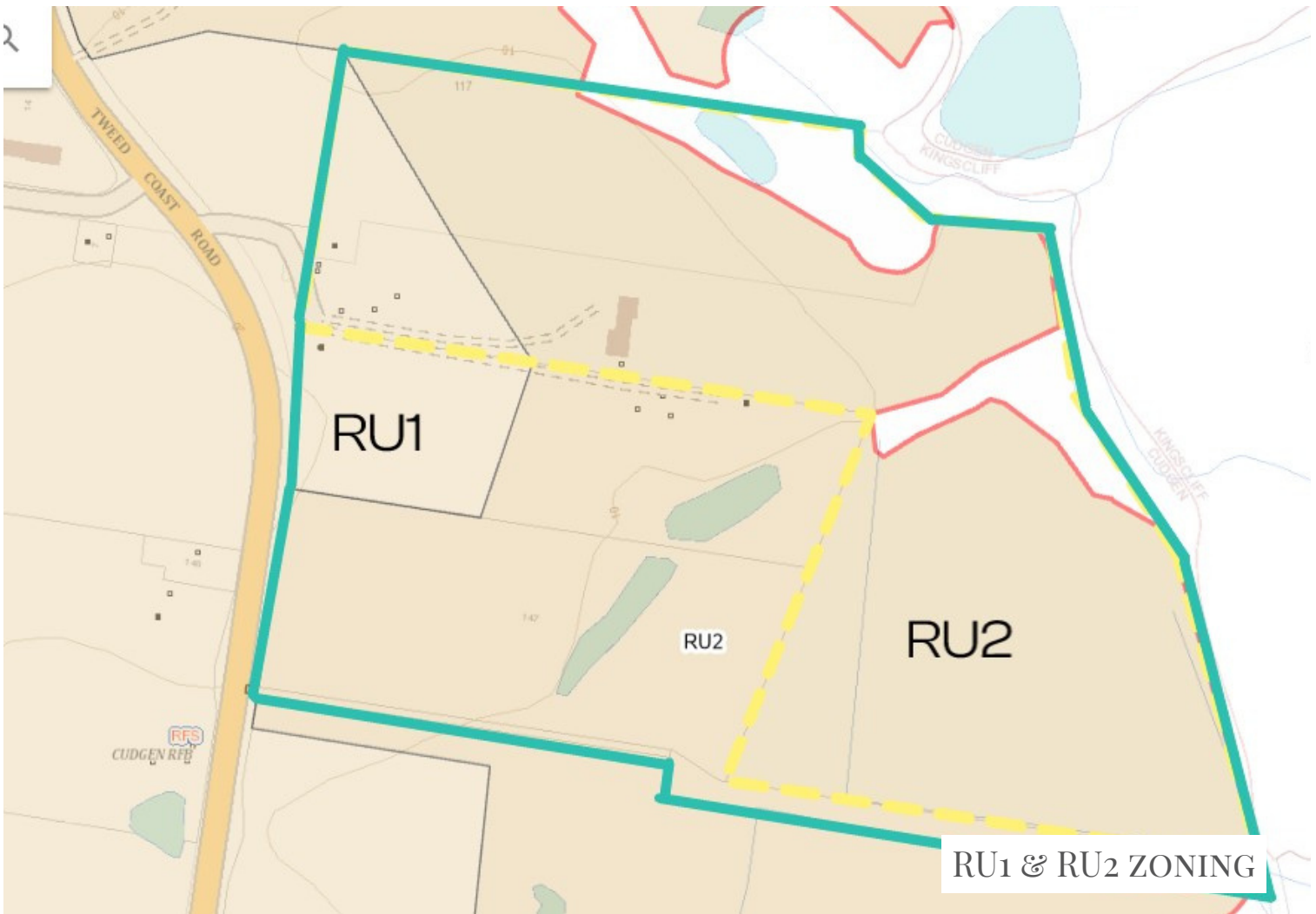


SET ON CUDGEN CREEK | MINUTES FROM THE BEACH



6 BEDROOM MAIN HOUSE + DANCE STUDIO





Cudgen Dreamland

“Generational Investment Opportunity”

We are pleased to present Cudgen Dreamland, an outstanding 35.55Ha lifestyle and investment property.

Cudgen Dreamland is a rare opportunity to acquire a significant land holding with established cashflow in the rapidly developing Kingscliff region of Northern NSW. Cudgen Dreamland is located at 117-147 Tweed Coast Road, Cudgen with close proximity of the town centres of the Kingscliff and Casuarina (1km), the new Tweed Valley Hospital (1.6km), Kings Forest development (1km) and Gold Coast International Airport (14km). Everything you could imagine at your doorstep!

Property Features include:

- 35.55 Ha Land parcel with 6 titles (**See page 4 Lot size breakdown**)
- 6-bedroom main home plus 2 rental homes in an elevated location
- Dance Studio attached to the main house
- 2 additional rentable houses plus shed
- Income from livestock / agricultural activities
 - 16 Cows, 1 Bull & 16 Calves
- Views over Salt Village to the coastline
- Long frontage to pristine Cudgen Creek reserve
- Water supply from 3 spring fed dams
- 1.6 km to new Tweed Valley Hospital
- 1km to the pristine beaches
- 2.2km to Casuarina town centre – Coles, bakery, cafes, restaurants bottle shop, chemist, gourmet butcher, medical, childcare & boutique shops.
- 1km to Kings Forest residential master plan estate
- Easy 14 minute drive to the Gold Coast Airport
- RU1 & RU2 zoned land

For sale via an “**Expressions of Interest**” process.

Call today Jessica Otto 0434 644 238 - Ray White Burleigh Group South



PRIME LAND TO BUILD ON



CUDGEN CREEK IN YOUR BACKYARD

ABOUT THE REGION AND FUTURE GROWTH

The Tweed is one of the largest and fastest growing local government areas in regional NSW. With the NSW Government expecting a population of up to 131,489 people in the Tweed by 2041 , this could mean an increase of approximately 13,290 people on our current population of 97,151 (according to the 2021 Census).

A key part of Council's strategic land use planning is the detailed review and development of locality plans to guide future growth which is compatible with the community's vision for the locality.

A locality plan generally involves:

- detailed site analysis and assessment
- extensive community consultation
- development of a vision for the locality
- development controls aimed at achieving that vision

Plans can be reviewed - <https://www.tweed.nsw.gov.au/development-business/land-use-planning-controls/strategic-land-use-planning/planning-future-land-use>

TWEED SHIRE COMMUNITY STRATEGIC PLAN 2022-2032



PRIME LAND RICH REAL ESTATE



Jessica Otto

0434 644 238

Ray White Burleigh Group South



RayWhite

3X FRESH SPRING DAMS

AN OUTSTANDING 35.55HA LAND HOLDING
Offering Lifestyle And Future Investment Opportunities
6 Parcels Of Land | RU1 & RU2 Zoning | Cudgen Creek Frontage