



## Myall River Downs , 1 Myall Road, TEA GARDENS, NSW, Australia

### Acres & Opportunity - For Sale in one line or individually

Offered on behalf of the Receivers and Managers of Myall River Downs Pty Ltd (Receivers and Managers Appointed)(In Liquidation). Tea Gardens / Hawks Nest is established on the Myall River, part of the blue water wonderland that is Port Stephens and highly regarded as a lifestyle location with pristine beaches, abundant waterways and excellent recreational facilities. "Myall River Downs" is a substantial development opportunity adjacent the Tea Gardens township and less than 2.5 hours from Sydney at the start of the NSW Mid North Coast. This diverse holding offers current development approvals for subdivision and extractive industry coupled with Planning NSW Gateway Determination for a new residential community.

#### "Myall River Downs"

- Potential – DA approval for Rural Subdivision and Sand Quarry. Gateway Determination issued by Planning NSW for 1500 lot residential community
- Location – Sought after location less than 2.5hours from Sydney, popular retirement destination
- Size – Approximately 320ha approx of predominantly level rural land adjacent the Tea Gardens township
- Improvements – Property offers a 4 bedroom residence, excellent all weather road network and is securely fenced.

#### 1 Settlers Way, Tea Gardens

- Opportunity – 749sqm approx residential parcel of land in prominent corner position
- Construction – Level allotment providing for slab on ground construction
- Serviced – Services available including sewer, town water, phone and power
- Potential – Currently used for signage for Estate. Excellent dual occupancy site (STCA)

EOI Closing 8 August 2013

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