



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

80 Ocean View Drive, Valla Beach

Chris Vincent

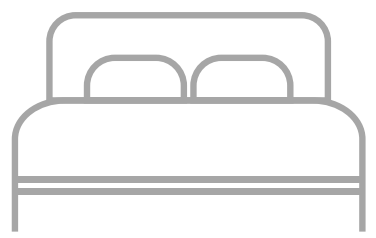
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Property Particulars

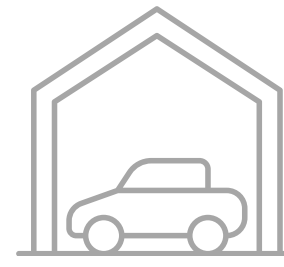
80 Ocean View Drive, Valla Beach



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PRICE

\$410,000 - \$450,000

TITLE

Lot 151 DP 1227931

LAND SIZE

520m²

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$1,798.23 p.a approx

ZONING

R1 General Residential



Property Description

Coastal Land with Mountain Views & Sunset Magic...

As a local, you already know the incredible charm of Valla Beach. For newcomers, prepare to fall in love with one of the East Coast's best kept secrets!

Don't miss your opportunity to secure a slice of coastal paradise in sought-after Valla Beach. Elevated 520m² residential block with a north eastern aspect that captures sea breezes, spectacular mountain views and magnificent sunsets.

Across the road, a permanent nature reserve ensures peace, privacy and a beautiful green outlook, while the golden sands of Valla Beach are just an easy *600-metre stroll from your doorstep.

Valla Beach is not just a holiday destination; it's a vibrant community that welcomes families, couples, singles and retirees alike. With its temperate climate and pristine surroundings, this hidden gem (halfway between Sydney and Brisbane) offers an idyllic lifestyle that many only dream of.

All local conveniences are within easy reach — enjoy your morning coffee from Nourish Café & Grocer or the The Beach House Providore, pick up essentials from the Valla Pharmacy or spend time at Anderson Park; featuring playgrounds, sports courts, cricket nets and a skate park. Families will love the proximity to the Valla Community Preschool, while evenings can be spent socialising at the recently refurbished Valla Beach Tavern.

Key features:

- Mains power, sewer and water connected so ready to build.
- *600 metre walk to the sand via Tuna Street.
- *900 metres to Deep Creek foot bridge where one can either enjoy the lagoon or cross the bridge to South Valla Beach with dog friendly beaches.
- *6 kms to the M1 Highway (north and south access).
- *11 kms to Nambucca Heads, 25 kms to vibrant Bellingen.
- *32 kms to Coffs Harbour airport.

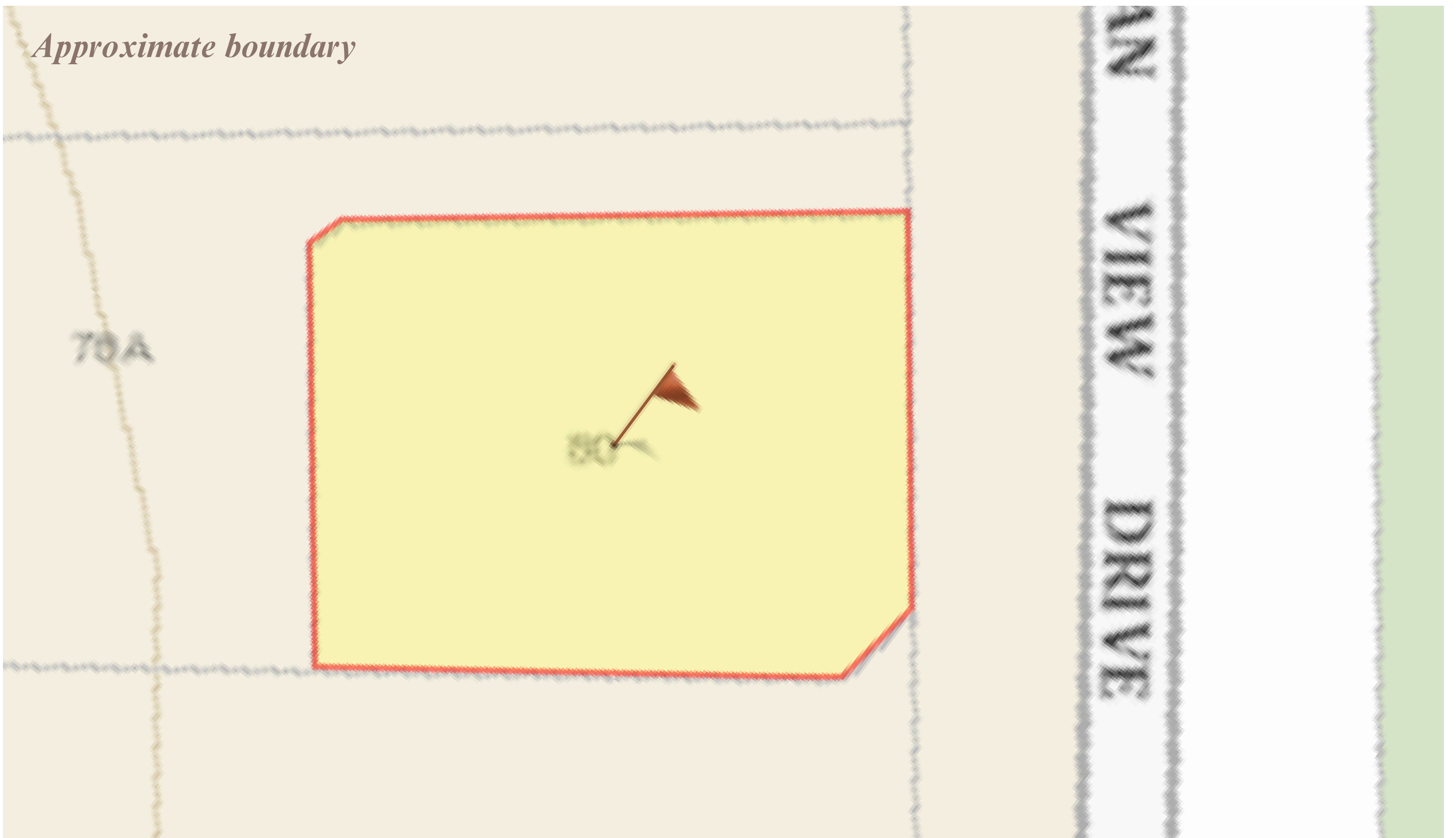
Perfectly located for both lifestyle and convenience! Surrounded by substantial homes, you can build your dream home here!

* = Approximate.

Gallery



Boundary



Zoning Information

NAMBUCCA LOCAL ENVIRONMENTAL PLAN 2010

ZONING: R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster Aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based Aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Gallery



Gallery



Gallery




Comparable Sold Properties



2 Swordfish Drive, Valla Beach

Sold: \$470,000

 815m²

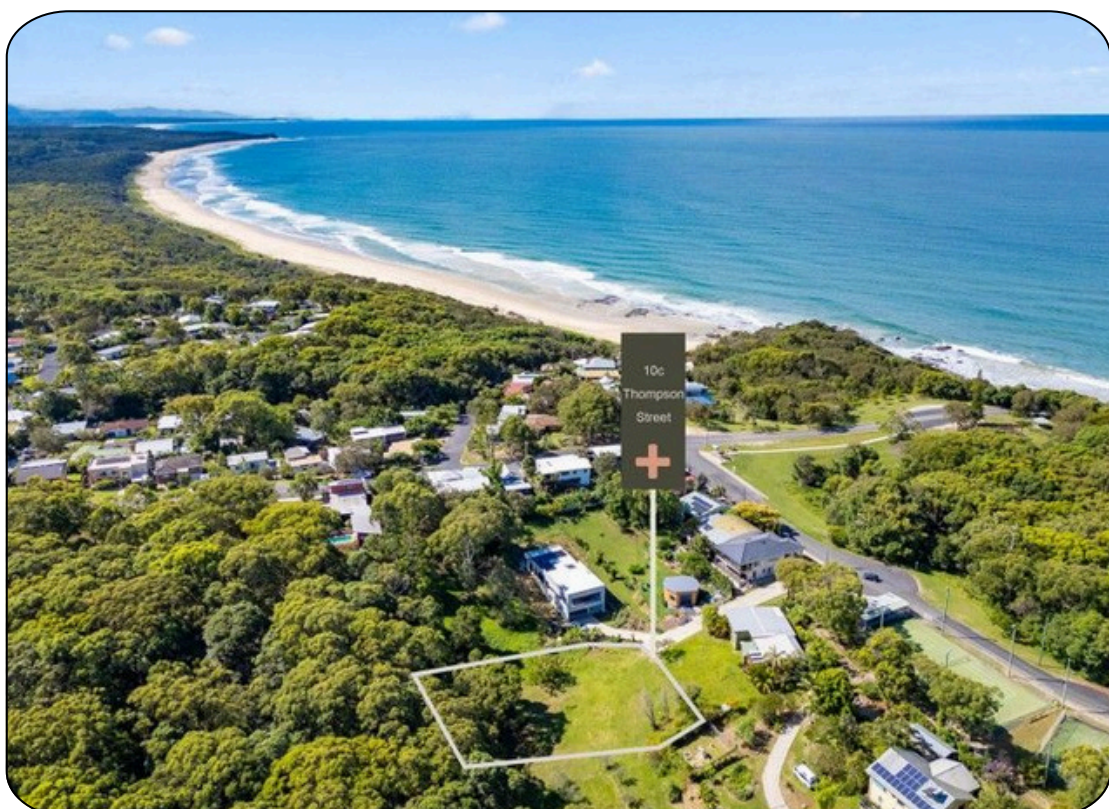


Lot 1, 2 Tuna Street, Valla Beach

Sold: \$500,000


 747m²

Across the road from this property



10c Thompson Street, Valla Beach

Sold: \$570,000

 2,300m²

Formal Offer Form

Property: 80 Ocean View Drive, Valla Beach

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to Chris: chris@cbea.com.au | 0412 751 050

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). **I have** pre-approval to arrange finance

Conditions: *(please tick all that apply)*

Need to sell another property to complete this purchase

↳ Is the property currently on the market? *yes* *no*

Additional conditions/information:

Settlement period:

28 days after contracts have exchanged.

Do you require a different settlement period? *yes* *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____

Date: _____

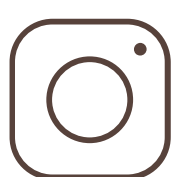


Disclaimer:

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