

**11 Old Saddleback Road, Kiama, NSW, 2533**



**Land For Sale**

Friday, 1 November 2024

11 Old Saddleback Road, Kiama, NSW, 2533

Type: Land



Michele Lay  
0409461756



Matthew Lay  
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## **2,368 m<sup>2</sup> of Possibilities: Unique Opportunity in Kiama**

Discover a distinctive 2,368 m<sup>2</sup> opportunity in the beautiful coastal town of Kiama, perfect for those with a vision. Situated between the tranquil backdrop of Old Saddleback Road and convenient access to the highway and local amenities, this R3-zoned site provides an exceptional canvas for crafting a unique property.

With 62 metres of frontage on Bland Street and 49.5 metres along Old Saddleback Road, this site offers accessibility while retaining character, highlighted by a heritage dry stone wall marking the western boundary. With an allowable building height of 8.5m and a floor space ratio of 0.7:1, this parcel offers flexibility to bring your vision to life.

Featuring generous frontage, gentle slopes, and convenient access, this property is your blank canvas—a rare opportunity to design a home or investment that blends character, functionality, and the unmistakable allure of Kiama's coastal charm.

For more information please contact Michele Lay on 0409 461 756 or Matthew Lay on 0448 440 609 today.