

Lantana Avenue, Wheeler Heights, NSW, 2097

Land For Sale

Sunday, 3 November 2024

Lantana Avenue, Wheeler Heights, NSW, 2097

Type: Land



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Would You Like To Build Your Dream Home ?

Don't miss your opportunity to secure the ONLY CLEARED SITE in Collaroy Plateau/Wheeler Heights neighbourhood. At 650m² this site is 30% larger than the average 500m local site.

Builders and developers, don't miss out on this opportunity to secure the only available large parcel of flat cleared land available in one of the hottest Northern Beaches local markets.

Recently completed projects all selling well into the \$4m - \$5m range

Developers - Build a dream home and sell as the market runs again in 2025/2026

The simple math...

- Price guide \$1.7m
- Build cost \$700-\$1m (incl. landscaping and pool)
- Total project cost \$2.7m
- Completed project worth \$4.2m
- Potential Gross Market capitalisation (Gross profit) \$1m - \$1.5m
- 6 -12 month build

Owner occupiers - are you frustrated at what you're paying \$3m for and would like the opportunity of building your own brand-new design for similar money?

Don't let a developer take the profit on this one - it's the best wealth creation vehicle available

- Price guide \$1.7m
- Build \$800k - \$1m
- Pool/landscaping \$150k
- 99% of project builders will build on this site - simply choose your design
- Total project - well under \$3m for a brand-new dream home.
- Build time 10-12 months

Discover the canvas for your dream home at Wheeler Heights.

Safely away from roads and traffic, tucked up private driveway this expansive 650m² vacant parcel of flat north to rear land offers a rare opportunity to design and build your custom sanctuary in the coveted Sydney locale. With its sunny north to south orientation on the Narrabeen/Collaroy section of Wheeler Heights this blank canvas invites you to create a residence tailored to your lifestyle. Embrace the opportunity to craft a unique statement home your own, amidst the natural beauty of Wheeler Heights/Collaroy Plateau neighbourhood. Envision your future and make it a reality., contact agent for address.

650m² north to south facing flat block

School catchment for Wheeler Heights Public School