



12 Kanooka Crescent Bogangar NSW

Discover the exceptional potential of this rare 1,008sqm block with approved duplex plans, nestled in a sought-after, beachside enclave just a short, a level stroll to all Cabarita Beach has to offer.

Kanooka Crescent's 17-lot subdivision, finalised in 2021, marked the last "freehold" development in Cabarita Beach. Blocks were swiftly snapped up, recognising the opportunity to create dream homes amidst a mere 16 additional stunning properties. The street already boasts architectural gems, some complete and others in progress, and now, yours could join this coastal masterpiece collection.

Choose from two enticing options:

Option 1:

Seize the advantage of the DA approved 'Marlu Villas' plans, developing two exquisite duplexes. These villas promise modern, open-plan indoor/outdoor living, featuring 4 bedrooms, double lockup garages, and private pools. Live in one, offset costs by selling or leasing the other, keep both for the multigenerational family, or sell both. The

Price : Guide: \$1.4M - \$1.495M
Land Size : 1008 sqm
View : <https://www.lsproperties.com.au/sale/nsw/northern-rivers/bogangar/residential/land/7810899>



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