



Once in a Generation Opportunity

## 7/117 Lakes Boulevard, Wooloweyah

### Expressions of Interest

Lot 7, 117 Lakes Blvd Wooloweyah, offers buyers a once in a generation opportunity to secure a blank canvas on the shores of Lake Wooloweyah, in the tightly held village close to the coastal playgrounds of Yamba and Angourie. The property is 1496m<sup>2</sup>, has access to both power and water and is ideally situated in the village close to the boat ramp, community hall and the villages sporting and recreational facilities. If you have a vision to build a sustainable, eco friendly home and quality of life is a priority in your decision making process, this is the opportunity you have been waiting for.

The Northerly aspect of the block will appeal to many, as it's the perfect direction for solar on your new build. It offers the best opportunity to design a home that takes into consideration the positioning of the winter sun, to warm the living spaces and decks and should be a consideration within the design process to accommodate the topography of the block.

The array of flora on the block is appealing, calming and offers the starting point for a true green thumb to create a garden of substance to be enjoyed by all. Historically this garden has been tendered by the vendors family and many families within the village have their own stories to tell of the enjoyment they received when invited to come over and wander through the gardens.

The property offers benefits of living near water:

**Property ID:** L26275500  
**Property Type:** Land  
**Land Area:** 1496.0 sqm

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- It relaxes your mind
- It boosts your immune system
- There are many fun activities to enjoy
- You will sleep better
- Ensures you remain in tune with nature

These attributes should be enough to make you jump at the opportunity to secure this very rare offering of a blank canvas within the village of Woolloweyah. To embrace state of the art building designs and materials and create a home and lifestyle that suits the culture of the village. A home that is admired by many but only truly enjoyed by the lucky few.

Call the team at Raine & Horne Maclean Yamba and Iluka to discuss the property or to arrange your on site inspection.