



Manor Grove



Lots at Kanuka Drive (Manor Grove), Ulladulla

Land prices range from \$425,000 - \$429,000

New land release – Manor Grove Estate is a vibrant addition to the picturesque NSW South Coast. We're thrilled to unveil 38 lots in this boutique estate, situated along Kanuka Drive in Ulladulla. The lots have sold quickly and only the last few lots remain.

Within a short drive of the breathtaking Mollymook Beach, and perfectly positioned between the lively hub of Ulladulla and the charming, trendy Milton village, Manor Grove offers an unparalleled lifestyle experience.

Spanning from 500 to 994 square metres, these blocks cater to diverse preferences, whether you're downsizing, planning your retirement haven, envisioning a dream retreat, or simply taking your first step onto the property ladder.

Ulladulla epitomises coastal bliss, with its laid-back community vibe, framed by pristine beaches, tranquil waterways, and untouched national parks. And the perks don't end there! Nearby, discover scenic golf courses, acclaimed dining spots, and renowned wineries, all beckoning for your enjoyment.

Prices range from \$425,000 to \$429,000 and house and land packages via Hotndo Homes South Coast are also available to purchase, Manor Grove presents an irresistible opportunity. Please fill out the enquiry form to receive a plan and price list plus additional information.

Property ID: L19069850

Property Type: Land

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1. CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT
2. THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:600
3. TREE HEIGHT, SPREAD AND TRUNK DIAMETER ARE APPROXIMATE ONLY. TREE SPREAD AS DEPICTED IS SYMBOLIC ONLY
4. AREAS, DIMENSIONS & EASEMENTS ARE SUBJECT TO FINAL SURVEY

(H) TRANSMISSION EASEMENT VARIABLE WIDTH (BOOK 2154 No 415)
 (C) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE (DP1084100)
 (D) PROPOSED EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE & VARIABLE
 (P) PROPOSED EASEMENT FOR PRESSURE SEWER 2.4 WIDE & VARIABLE WIDTH
 (S) PROPOSED EASEMENT FOR DRAINAGE OF SEWAGE 2.4, 3.2 & 4 WIDE & VARIABLE WIDTH

LEGEND

- | | | | |
|-----|---------------------------------------|---|-----------------------------|
| W | WATER MAIN (APPROX POSITION) EXISTING |  | ASSET PROTECTION ZONE (APA) |
| E | OVERHEAD ELECTRICITY EXISTING |  | RIPARIAN ZONE |
| S | SEWER MAIN EXISTING | | CREEK |
| ⊙ | SEWER MAIN HOLE EXISTING |  | TREE TO BE RETAINED |
| S | GRAVITY SEWER PROPOSED |  | TREE TO BE REMOVED |
| PS | PRESSURE SEWER PROPOSED | | |
| W | WATER MAIN PROPOSED | | |
| MAP | STORMWATER PROPOSED | | |
| DE | DWELLING ENVELOPE | | |



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MANOR
GROVE