



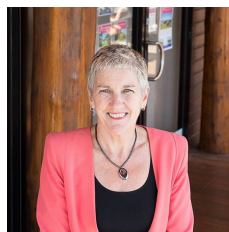
### 36 Ocean View Drive Bermagui NSW

Elevated, fully-serviced block in quiet residential area of Bermagui Heights. Large (840m<sup>2</sup>) block with attractive treed outlook, potential for distant ocean views and situated on the edge of town, close to Golf Course.

The current owner has plans approved for an individually designed 2 bedroom solar-passive home with verandah on 2 sides and separate carport. Town water has been connected and all other utilities are available. Willing to negotiate transfer of the development approval and use of the plans to the new owner for additional fee.

One of the few remaining affordable opportunities to secure a spacious block in this desirable, residential area.

**Type** : Land  
**Land Size** : 840 sqm  
**View** : <https://www.butterfieldproperty.com.au/sale/nsw/eurobodalla-coast/bermagui/residential/land/6723295>



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