



## FOR SALE

### MARCEL TOWERS - AN ICONIC RIVERFRONT MASTERPIECE – UNPARALLELED INVESTMENT & LIFESTYLE OPPORTUNITY

Commanding a premier position in the coveted 'dress circle' riverfront enclave of Nambucca Heads, Marcel Towers represents a truly rare and iconic offering on the NSW Mid North Coast. This landmark property combines unmatched location, scale, and potential—delivering a once-in-a-generation opportunity for the discerning investor or visionary developer.

Occupying a substantial 2,191m<sup>2</sup> parcel of R3 Medium Density Residential-zoned land, with a building height of 12 m. This well maintained complex offers unobstructed panoramic views across the sparkling Nambucca River and the Pacific Ocean. Each of the 12 fully furnished one and two bedroom self-contained apartments is graced with its own private balcony—creating an extraordinary vantage point from every apartment.

Held within the same family for over 25 years, the property is currently operated as a highly successful holiday-let accommodation business. Buyers may choose to continue operating the complex as a premium income-generating asset, or unlock its full potential through redevelopment, strata subdivision, or bespoke residential conversion (STCA).

This prestigious coastal holding includes a reception area, undercover parking, all just moments from the heart of Nambucca Heads' vibrant village and pristine beaches.

#### Key Highlights:

Landmark 2,191m<sup>2</sup> riverfront site in prime location (\*Subject to minor boundary realignment set out in the contract)

R3 Medium Density Residential zoning

12 furnished self-contained apartments with private balconies, being 6 x 2 bedroom units and 6 x 1 bedroom units. One of the two bedroom apartments can combine with the courtyard apartment to form a three bedroom mega apartment.

18 BED | 12 BATH | 12 CAR

PRICE:  
\$6,800,000

OPEN FOR INSPECTION:  
N/A



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