



SOLD

986 SQM BLOCK- 100% OFF GRID UNFINISHED PROJECT-SOLAR, RAINWATER, WATERLESS COMPOST TOILET POTENTIAL- 5 MINS FROM CBD- \$99,990.

Unfinished Off-Grid Project – 986sqm Block – \$99,990 AS IS

This is a rare opportunity to secure a 986sqm block just 5 minutes from the CBD, offering the potential for fully self-sustainable living. Priced to sell quickly at \$99,990, this off-grid property is ideal for an astute investor or first-home buyer ready to capitalize on its unique features and make it their own.

Key Features:

- **Off-Grid Infrastructure:** Solar system with battery storage and a rainwater tank, perfect for energy independence and eliminating power bills.
- **Room to Expand:** A high-set, self-contained dwelling extension and the original shed currently used as a sleep area, plus plenty of room to further develop the property.
- **Eco-Friendly Potential:** Add a waterless composting toilet to complete the off-grid setup or connect to mains power, water, and sewerage—all available at the boundary.
- **Established Vegetation:** Fruit trees and plants already on-site, enhancing the property's sustainability appeal.
- **Private Location:** Positioned on a hatchet block, fully fenced and gated, set back from the road.

Additional Details:

- Engineering reports, soil testing, and compliance certificates (Form 15) already completed, streamlining the process for further development.
- Rates approx. \$3,500/year, with no ongoing utility bills when fully off-grid.
- Property sold as-is: no kitchen, toilet, or smoke alarms, but with the flexibility to finish to your specifications.

Why Buy Off-Grid?

Off-grid homes provide energy independence, significant savings, and a reduced environmental footprint. They're resilient, eco-friendly, and increasingly sought after by buyers looking for sustainability and self-sufficiency.

1 BED | 1 BATH | 1 CAR

PRICE:
\$110,000

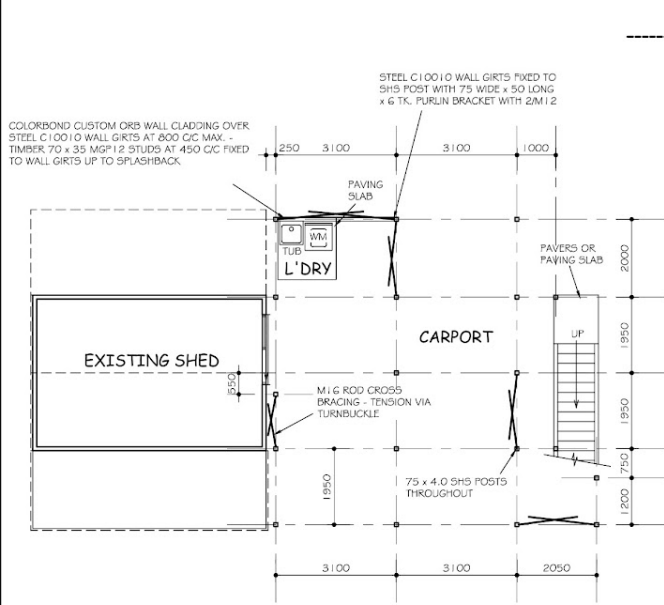
OPEN FOR INSPECTION:
N/A



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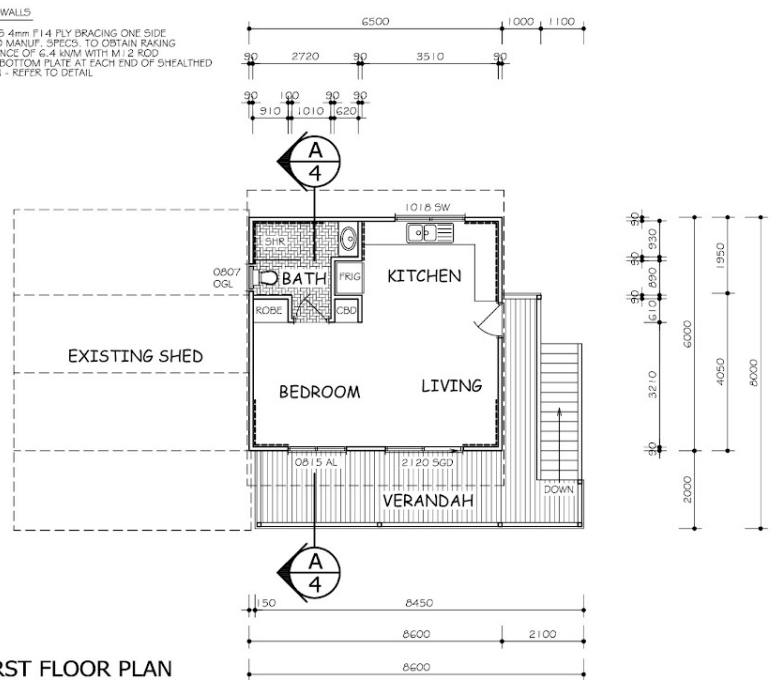
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GROUND FLOOR PLAN

BRACING WALLS
 D-DNOTES 4mm F14 PLY BRACING ONE SIDE FIXED TO MANUF. SPECS. TO OBTAIN BRACING RESISTANCE OF 6.4 kN/M WITH M 12 ROD TOP TO BOTTOM PLATE AT EACH END OF SHEATHED SECTION - REFER TO DETAIL.



FIRST FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.