INFORMATION MEMORANDUM

TWENTY-FIVE CAMPERDOWN





Premium Jetty development opportunity with income, views & exceptional potential

25 Camperdown Street, Coffs Harbour NSW 2450

THE OPPORTUNITY

A scarce elevated holding in the heart of the Jetty

Positioned above Coffs Harbour's Jetty precinct, Twenty-Five Camperdown combines immediate holding income with development potential and a north-east orientation positioned to capture Harbour, Jetty, island and Pacific Ocean outlooks, subject to design, investigations and approvals.

LAND AREA
Approx. 564.5 m²

ZONING
R1 General Residential

MAXIMUM BUILDING HEIGHT
15.5 metres

CURRENT INCOME
Approx. $55,000 p.a. gross

MARKET RENT
Circa $60,000 p.a.

ACCESS
Rear & side lane access

Note: All areas, rental figures, planning information and development outcomes are approximate or indicative only and subject to purchaser verification.

The opportunity is flexible: investigate a premium residential development, hold the existing two-tenancy investment, or land bank while progressing design and approvals.



Evolving Jetty Precinct

Positioned above the Coffs Harbour Jetty Foreshore Precinct — the subject of a major NSW Government-led revitalisation proposal.

INVESTMENT HIGHLIGHTS

Income today. Optionality tomorrow.

01

Premium elevated position

Within Coffs Harbour's tightly held Jetty precinct.

02

Coastal orientation

North-east aspect with Harbour, island and ocean outlook potential.

03

Planning fundamentals

R1 General Residential zoning and 15.5 metre maximum building height.

04

Holding income

Two existing tenancies generating approximately $55,000 p.a. gross.

05

Concept work completed

Architectural concepts provide a tangible starting point for purchaser investigations.

06

Connected lifestyle

Walk to cafés, restaurants, beaches, foreshores, marina and railway station.

Legal description: Lot 5 Sec 48 DP 758258 | Council rates: approx. $8,255 p.a.



Existing Income | Development Potential | Coastal Outlook | Evolving Precinct

THE PROPERTY & HOLDING STRATEGY

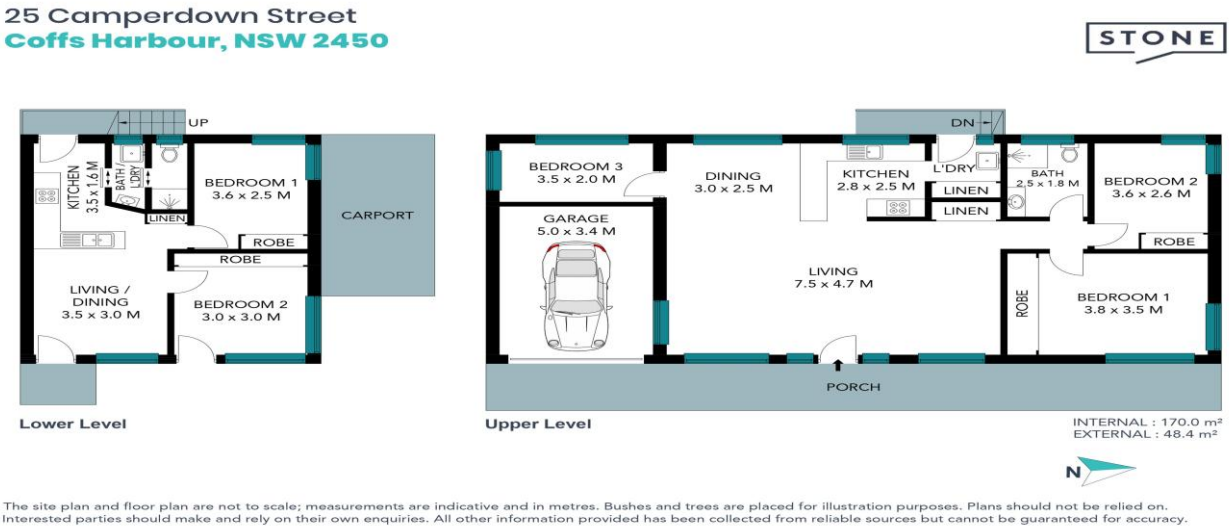
A development site that can carry itself while plans mature



Existing accommodation



Site context



Concept plans already show how the site's elevation, orientation and view corridors can be capitalised on, while two tenancies provide holding income during planning and approvals.

EXISTING TENANCIES
Two

GROSS RENTAL INCOME
Approx. $55,000 p.a.

INDICATIVE MARKET RENT
Circa $60,000 p.a.

STRATEGIC PATHWAYS
Develop • Hold • Land bank

The Jetty precinct continues to attract quality residential investment, reinforcing its status as a premium coastal destination.

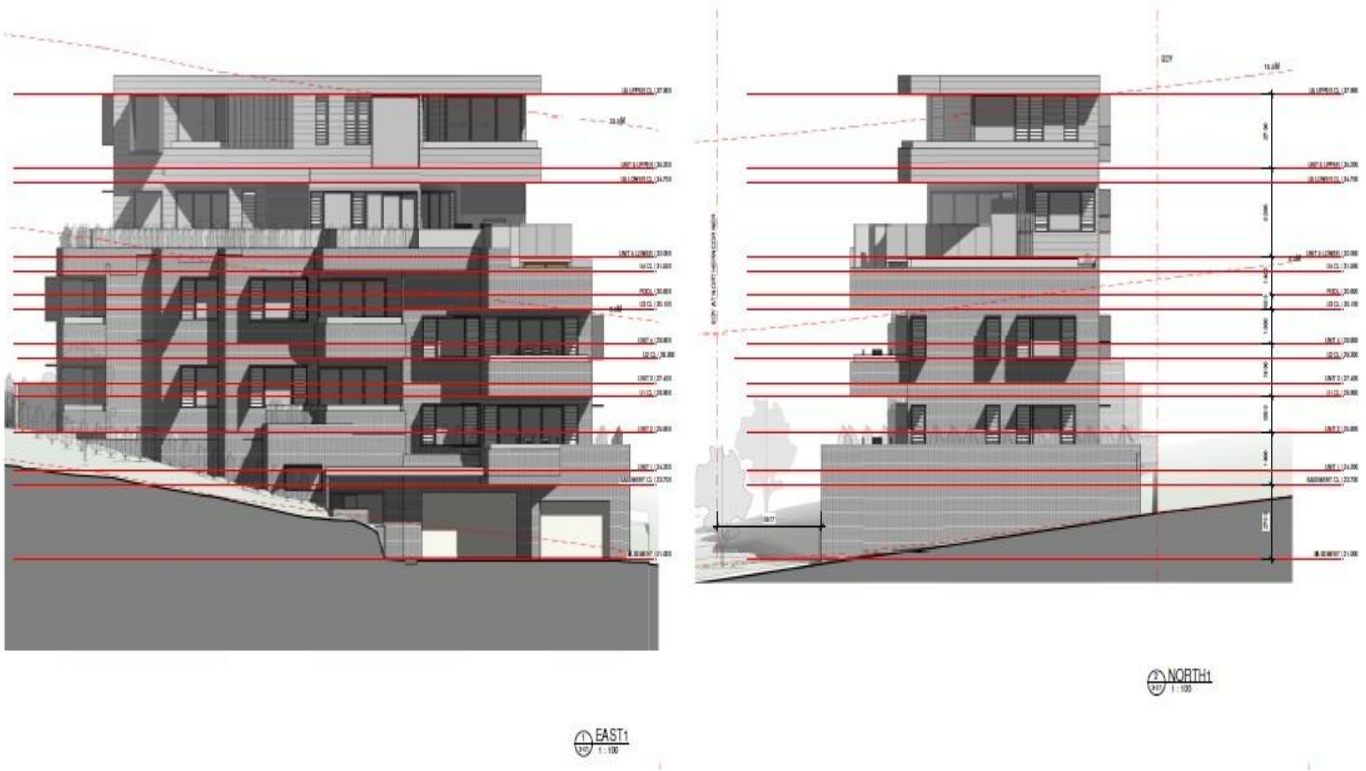
DEVELOP | HOLD | LAND BANK

DEVELOPMENT OPPORTUNITY

A premium residential canvas



The concept material illustrates a possible high-quality residential response to the site. It is not an approval, but rather a demonstration of what the site's elevation, access, orientation and planning framework may make possible.



Illustrative concept elevations & architectural concept only. Subject to detailed design, consultant advice, authority requirements and all necessary approvals.

VIEW CORRIDOR

The north-east outlook is the site's defining asset



Indicative north-east outlook from approximately 14 metres, corresponding with the upper-level view height illustrated in the concept plans toward Coffs Harbour Marina, the historic Jetty, Muttonbird Island and the Pacific Ocean.

This elevated panorama is central to the development proposition, with future design able to position living areas, terraces and upper-level spaces to capture it.

Representative drone imagery only. The image is indicative and should not be relied upon as representing views from any completed development.

PLANNING FRAMEWORK

Clear fundamentals + Multiple pathways

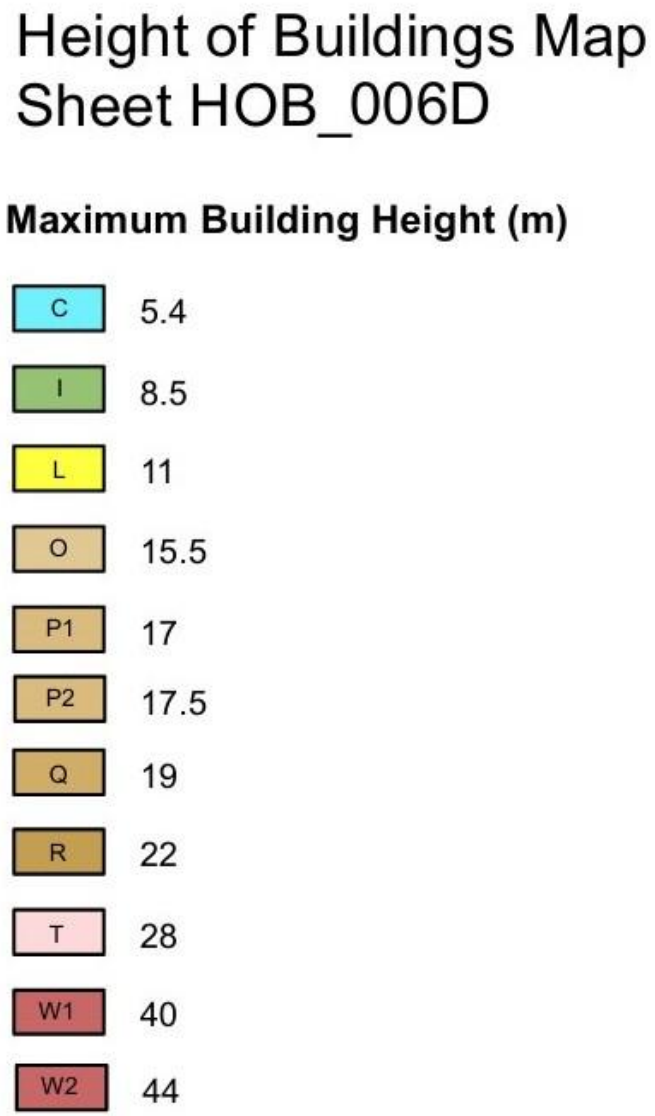
ZONING
R1 General Residential

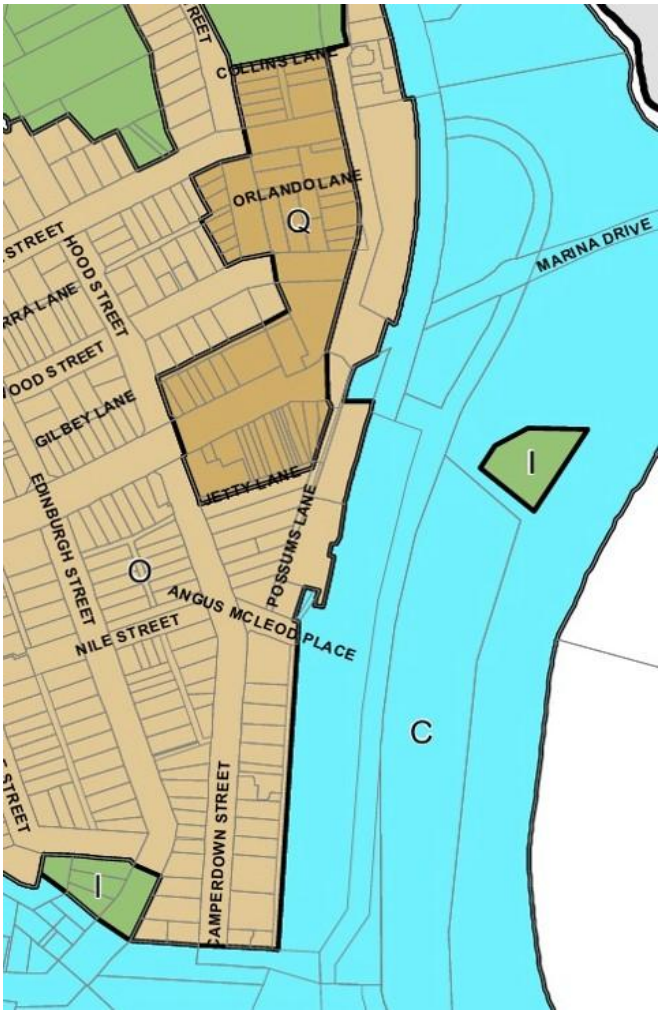
MAXIMUM BUILDING HEIGHT
15.5 metres

LAND AREA
Approx. 564.5 m²

ACCESS
Rear & side lane access

The planning framework supports purchaser investigation into a premium residential outcome, subject to due diligence and all required approvals.





Council mapping - site context

Purchaser data room - detailed title, survey, sewer and supporting property documentation available to qualified purchasers.



Planning controls, permitted uses, dimensions and service information are to be independently verified by purchasers and their professional advisers.

THE JETTY LIFESTYLE

Beach + Harbour + Dining + Recreation



Historic Jetty | approx. 1 km | 12 min walk

The Jetty is one of the Coffs Coast's most established lifestyle precincts — foreshore, beach, marina, cafés, restaurants, coastal walks and transport all within easy reach of Camperdown Street.



Jetty Beach | approx. 750m | 10 min walk



Muttonbird Island Nature Reserve | approx. 20 min walk

A coastal address where daily life can happen on foot.

CONNECTED COASTAL LIVING

The Jetty, on foot



The Jetty Strip | approx. 300m | 5min walk



Pier Hotel | approx. 300m | 5min walk



Harbourside Markets | approx. 750m | 10 min walk



Marina | approx. 1.2km |15 min walk



Jetty Beach House | approx. 1km | 12 min walk



Coffs Creek | approx. 750m | 10 min walk

Distances are approximate and provided as a general guide only.

LOCATION & CONNECTIVITY

A coastal precinct entering a new era of connectivity



Coffs Harbour Train Station | approx. 150m | 2 min walk



Jetty Village | approx. 550m | 8 min walk

The Jetty precinct balances a relaxed harbour and beach environment with direct access to dining, retail, transport and Coffs Harbour's commercial centre. That connectivity is set to strengthen further with the 14 kilometre Coffs Harbour Bypass on track to open at the end of 2026.



Twenty-Five Camperdown sits above the precinct, with the Harbour, Jetty Beach, Muttonbird Island and marina forming the visual and lifestyle backdrop. The bypass will remove through-traffic from the existing Pacific Highway corridor, allowing motorists to avoid up to 12 sets of traffic lights and reducing through travel times by up to 12 minutes.

THE JETTY'S NEXT CHAPTER

Positioned at the convergence of waterfront renewal and city-wide infrastructure investment

A significant NSW Government-led revitalisation is proposed for the Coffs Harbour Jetty Foreshore Precinct. At the same time, the City is progressing the Jetty Strip along Harbour Drive, with the Jetty DCP amendment and Contributions Plan taking effect on 24 August 2026.



The timing is significant. The Coffs Harbour Bypass is on track to open at the end of 2026, while Council's Post Bypass Renewal Action Plan seeks better connections between the former highway corridor and key precincts including the Jetty. Council has also identified around $500 million of private and government development contemplated across the Jetty Strip precinct. Twenty-Five Camperdown is therefore positioned within an established coastal neighbourhood at the intersection of major transport investment, public-domain renewal and proposed waterfront revitalisation.

Bypass, Jetty Strip and foreshore initiatives are at differing stages of delivery and approval. Future works, timing, funding and outcomes remain subject to government decisions, approvals and change and should be independently verified.

THE INVESTMENT CASE

Scarcity, timing and optionality underpin the proposition

Twenty-Five Camperdown brings together characteristics difficult to replicate in a single Jetty holding: an elevated, prominent position, north-east coastal orientation, existing income, rear and side lane access, R1 zoning and a 15.5 metre height limit. Its timing adds another dimension, with the Coffs Harbour Bypass, Jetty Strip renewal and proposed Jetty Foreshore revitalisation collectively reshaping the wider investment and lifestyle narrative.

For a developer, the opportunity is to investigate a premium residential project responding to the site's outlook and lifestyle setting. For an investor or land bank purchaser, the existing tenancies provide holding income while future plans are assessed and the surrounding precinct continues to evolve.

STRATEGY 01
Investigate & develop

STRATEGY 02
Hold for income

STRATEGY 03
Strategic land bank

DUE DILIGENCE
Data room available

Due diligence

Available to qualified purchasers

Contract | Title | DP | Survey | Planning Certificate | Sewer | Rates | Tenancy Schedule | Architectural Concepts

Inspections by appointment.



EXPRESSIONS OF INTEREST

TWENTY-FIVE CAMPERDOWN

25 Camperdown Street, Coffs Harbour NSW 2450

OFFERS TO BE SUBMITTED BY 4PM, SATURDAY 10 OCTOBER 2026



Exclusive selling agents

Shane Brooks

Principal & Licensee | 0403 266 707 | shanebrooks@stonerealestate.com.au



Shane Hessenberger

Sales Executive | 0428 435 726 | shanehessenberger@stonerealestate.com.au



Disclaimer

Stone Real Estate Coffs Harbour and its representatives act as agents for the vendor. This Information Memorandum has been prepared for general information and guidance only. Prospective purchasers must make their own enquiries, undertake their own due diligence and obtain independent professional advice. All areas, dimensions, distances, rental figures, planning information, concepts, images and development outcomes are approximate or indicative only and subject to verification and approvals. View imagery is representative drone photography and is indicative only. It should not be relied upon as representing views from any completed development.