



# BLUEYS

BEACH



## INFORMATION GUIDE

RARE BEACHSIDE LAND FROM 547M<sup>2</sup> TO 1,022M<sup>2</sup>  
NOW TAKING SHAPE – WITH CIVIL WORKS PROGRESSING

Thank you for your interest in BLUEYS. This is an 'off the plan' buying opportunity!

The development includes 64 residential lots (**land only**) as well as a commercial building (3 x shops) and a dedicated public car park behind the Blueys Motel.

Please find attached our **prices, contour master plan and comparable sales.**

**JUST 13 LOTS ARE LEFT FROM STAGE 1 SALES.**

**Civil works are estimated to be completed by OCT** this year and 10% deposits required upon exchange and the balance upon land registration / settlement.

Once settled, there is no time limit to build, and you may choose whomever you wish to build or design with. We do, however, have an excellent range of building packages/options and many local based builders, architects and designer contact details.

Please refer to our website [www.blueys.com.au](http://www.blueys.com.au) for additional information.

PRIVATE SITE INSPECTIONS CAN BE ARRANGED BY APPOINTMENT.

Kind regards,

Mark Lawson  
Sales Director

0409 247 050  
[sales@blueys.com.au](mailto:sales@blueys.com.au)  
[blueys.com.au](http://blueys.com.au)

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The banner is divided into three sections. The left section features a photograph of a woman in a straw hat and blue patterned dress looking out at a beach. Above the photo is the Blueys Beach logo, which includes a palm tree icon and the text 'BLUEYS BEACH'. The middle section has a light beige background with the text 'COMING SOON' in large letters, followed by 'NEW BEACHSIDE LAND LOTS WITH VIEWS FROM 537m<sup>2</sup> TO 1022m<sup>2</sup>' and a dark blue button with the text 'REGISTER NOW'. The right section has a white background with the Lawson Property Agency logo, which consists of the text 'LAWSON PROPERTY AGENCY' inside a square frame.

# PRICE LIST

As of 26<sup>th</sup> February 2026



**BLUEYS**  
BEACH

Lot	Subdivision #	Size	Total
A1	CT Lot #15	723	SOLD / WITHHELD
A2	CT Lot #16	660	SOLD / WITHHELD
A3	CT Lot #17	708	SOLD / WITHHELD
A4	CT Lot #18	727	SOLD / WITHHELD
A5	CT Lot #19	712	SOLD / WITHHELD
A6	CT Lot #20	770	SOLD / WITHHELD
A7	CT Lot #21	1070	SOLD / WITHHELD
A8	CT Lot #22	1070	SOLD / WITHHELD
A9	CT Lot #23	1070	SOLD / WITHHELD
<b>Total M2</b>		<b>7,510</b>	

B1	Lot #37	570	SOLD / WITHHELD
B2	Lot #38	613	SOLD / WITHHELD
B3	Lot #39	613	SOLD / WITHHELD
B4	Lot #40	596	SOLD / WITHHELD
B5	Lot #41	644	SOLD / WITHHELD
B6	Lot #42	620	SOLD / WITHHELD
B7	Lot #43	617	SOLD / WITHHELD
B8	Lot #44	638	SOLD / WITHHELD
B9	Lot #45	638	SOLD / WITHHELD
<b>Total M2</b>		<b>5,549</b>	

C1	Lot #30	607	\$1,250,000
C2	Lot #31	681	\$1,400,000
C3	Lot #32	621	SOLD / WITHHELD
C4	Lot #33	587	SOLD / WITHHELD
C5	Lot #34	572	SOLD / WITHHELD
C6	Lot #35	560	\$1,300,000
C7	Lot #36	556	SOLD / WITHHELD
<b>Total M2</b>		<b>4,184</b>	

D1	Lot #11	814	SOLD / WITHHELD
D2	CT Lot #9	859	SOLD / WITHHELD
D3	CT Lot #10	839	SOLD / WITHHELD
D4	CT Lot #11	849	SOLD / WITHHELD
D5	CT Lot #12	762	SOLD / WITHHELD
D6	CT Lot #13	629	SOLD / WITHHELD
D7	CT Lot #14	883	SOLD / WITHHELD
D8	Lot #18	1022	SOLD / WITHHELD
D9	Lot #19	1000	SOLD / WITHHELD
D10	Lot #20	1000	SOLD / WITHHELD
D11	Lot #17	659	SOLD / WITHHELD
D12	Lot #16	670	SOLD / WITHHELD
D13	Lot #15	674	SOLD / WITHHELD
D14	Lot #14	745	SOLD / WITHHELD
D15	Lot #13	724	SOLD / WITHHELD
D16	Lot #12	652	SOLD / WITHHELD
<b>Total M2</b>		<b>12,781</b>	

E1	Lot #21	580	SOLD / WITHHELD
E2	Lot #22	552	SOLD / WITHHELD
E3	Lot #23	537	SOLD / WITHHELD
E4	Lot #24	559	SOLD / WITHHELD
E5	Lot #25	547	\$1,350,000
E6	Lot #26	627	\$1,400,000
E7	Lot #27	564	\$1,250,000
E8	Lot #29	562	SOLD / WITHHELD
E9	Lot #28	562	SOLD / WITHHELD
<b>Total M2</b>		<b>5,090</b>	

F1	Lot #4	674	DISPLAY HOME
F2	Lot #5	626	\$1,200,000
F3	Lot #6	648	\$1,250,000
F4	Lot #7	669	SOLD / WITHHELD
F5	Lot #8	715	SOLD / WITHHELD
F6	Lot #9	781	SOLD / WITHHELD
F7	Lot #10	912	SOLD / WITHHELD
F8	CT Lot #8	894	SOLD / WITHHELD
<b>Total M2</b>		<b>5,919</b>	

G1	CT Lot #7	589	\$950,000
G2	CT Lot #6	591	\$1,000,000
G3	CT Lot #5	592	\$1,000,000
G4	CT Lot #4	591	\$1,100,000
G5	CT Lot #3	574	\$1,100,000
G6	CT Lot #2	797	SOLD / WITHHELD
<b>Total M2</b>		<b>3,734</b>	

\*Note: The prices herein are subject to change

**LEGEND**

- LIMIT OF WORK
- CONCEPT VILLAGE MASTER PLAN
- PROPOSED TORRENS TITLE LOTS
- PROPOSED COMMUNITY TITLE LOTS
- PROPOSED LOCAL STREET
- PROPOSED ACCESS STREET
- PROPOSED VERGE
- PROPOSED DRAINAGE RESERVE/PUBLIC OPEN SPACE
- PROPOSED FIRETRAIL
- PROPOSED EMERGENCY EGRESS
- PROPOSED RETAINING WALL
- PROPOSED 1.5m FOOTPATH
- PROPOSED 6.0m PLANTATION BUFFER
- PROPOSED EXCLUSION ZONE
- RHODAMNIA RUBESCENS TREE CLUSTER
- PCT 1525 CLUSTER
- ⊗ TREE TO BE RETAINED
- ⊘ TREE TO BE REMOVED



Rev.	Date	Description	Des.	Verif.	Appd.
E	13/10/2023	FOR DA RE-SUBMISSION	TM/MML	GZ	JS
D	24/04/2023	FOR DA RE-SUBMISSION	TM/MML	GZ	JS
C	24/08/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
B	17/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS
A	09/05/2022	FOR DA SUBMISSION	TM/MML	GZ	JS



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 Tel: 02 6112 4500  
 Web: www.stantec.com/au

Drawn	MPQ	Date	07/03/2023
Checked	AS/IM	Date	07/03/2023
Designed	TM/MML	Date	07/03/2023
Verified	GZ	Date	07/03/2023
Approved	JS	Date	07/03/2023

Client: Addenbrooke Pty. Ltd.  
 Project: BLUEYS BEACH DEVELOPMENT  
 BOOMERANG DRIVE, BLUEYS BEACH,  
 NEW SOUTH WALES  
 Title: OVERALL GENERAL ARRANGEMENT PLAN

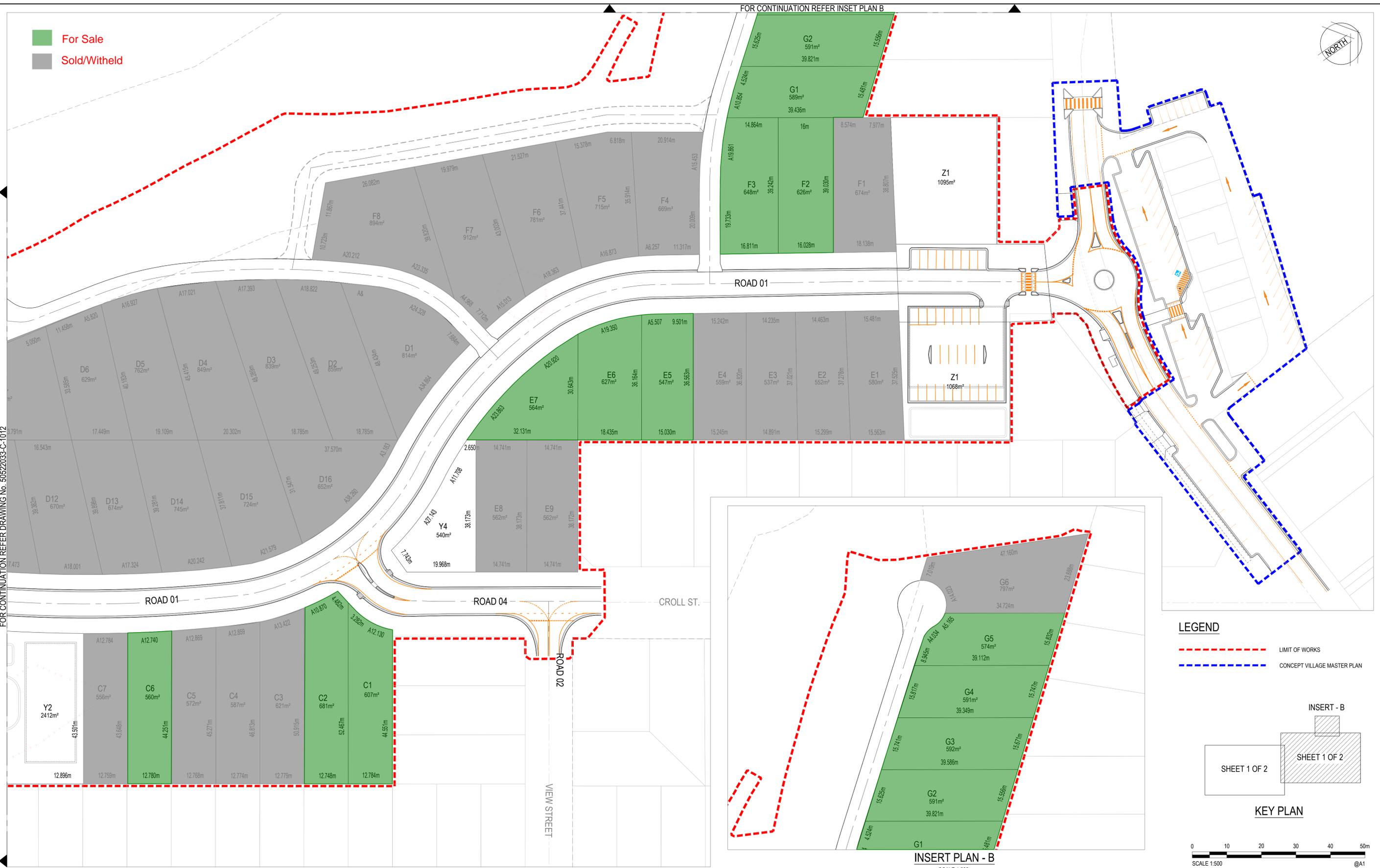
Status: <b>FOR APPROVAL</b>			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
Oct. 2023	AHD	1:1000	A1
Drawing Number	Revision		
50522033-C-1004	E		

DATE PLOTTED: 6 May 2024 11:40 AM BY: SUTCLIFFE, JOHN

FOR CONTINUATION REFER DRAWING NO. 50522033-C-1012

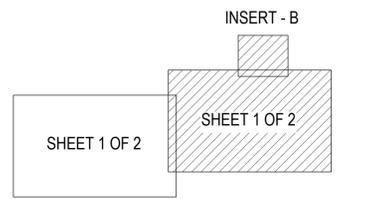
XREFs: X-Base: G:\Source\2021\1013 - X-Limit of Works-BDY; X-ROAD NAMES; X-Final Lot Areas; X-Final Cad Base; X-Lot Dimensions; Lot Details  
CAD File: U:\30400\05\Drawings\Bldg\50522033-C-1012-BDP.dwg

■ For Sale  
■ Sold/Witheld



**LEGEND**

--- LIMIT OF WORKS  
--- CONCEPT VILLAGE MASTER PLAN



0 10 20 30 40 50m  
SCALE 1:500 @A1



INSERT PLAN - B  
SCALE 1:500

Rev.	Date	Description	Des.	Verif.	Appd.
B	13/10/2023	FOR DA RE-SUBMISSION		TM/ML	GZ JS
A	24/04/2023	FOR DA RE-SUBMISSION		TM/ML	GZ JS



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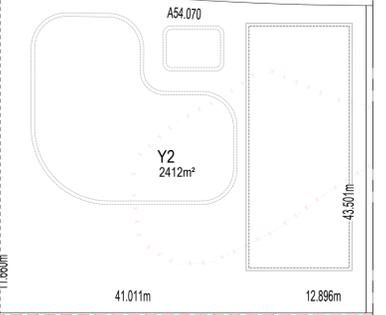
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Drawn	Date	Client
MPQ	07/03/2023	Addenbrooke Pty. Ltd.
Checked	Date	Project
AS/TM	07/03/2023	BLUEYS BEACH DEVELOPMENT
Designed	Date	Project
TM/ML	07/03/2023	BOOMERANG DRIVE, BLUEYS BEACH, NEW SOUTH WALES
Verified	Date	Title
GZ	07/03/2023	BLOCK DIMENSIONS PLAN SHEET 2 OF 2
Approved	Date	
JS	07/03/2023	

Date	Datum	Scale	Size	Revision
Oct. 2023	AHD	1:500	A1	B

Drawing Number: 50522033-C-1013

■ For Sale  
■ Sold/Witheld



Rev.	Date	Description	Des.	Verif.	Appd.
B	13/10/2023	FOR DA RE-SUBMISSION	TM/ML	GZ	JS
A	24/04/2023	FOR DA RE-SUBMISSION	TM/ML	GZ	JS



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Drawn	MPQ	Date	07/03/2023
Checked	AS/ITM	Date	07/03/2023
Designed	TM/ML	Date	07/03/2023
Verified	GZ	Date	07/03/2023
Approved	JS	Date	07/03/2023

Client **Addenbrooke Pty. Ltd.**  
 Project **BLUEYS BEACH DEVELOPMENT  
 BOOMERANG DRIVE, BLUEYS BEACH,  
 NEW SOUTH WALES**  
 Title **BLOCK DIMENSIONS PLAN  
 SHEET 1 OF 2**

Status <b>FOR APPROVAL</b>							
NOT TO BE USED FOR CONSTRUCTION PURPOSES							
Date	Oct. 2023	Datum	AHD	Scale	1:500	Size	A1
Drawing Number	50522033-C-1012			Revision	B		



**BLUEYS**  
BEACH

## COMPARABLE SALES LIST

Please find below a list of sales in Blueys Beach and Boomerang Beach over the last 3 years:

### **162 Boomerang Drive, Boomerang Beach**

\$4,250,000 sold in January 2026

Area: 739sqm

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-149508268>

House & Improvements value: Approx. \$750,000

Land m2 rate = \$4,736/m2

45 year old renovated house on shared, battle-axe block with ocean/beach views

### **5 Newman Avenue, Blueys Beach**

\$2,600,000 sold in January 2026

Area: 582sqm

<https://www.realestate.com.au/sold/property-house-nsw-blueys+beach-147389188>

House & Improvements value: Approx. \$500,000

Land m2 rate = \$3,608/m2

50 year old renovated house with filtered, horizon glimpses

### **32 Headland Rd, Boomerang Beach**

\$2,750,000 sold in December 2025

Area: 607sqm

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-149452348>

House & Improvements value: Approx. \$250,000

Land m2 rate = \$4,119/m2

55 year old fibro cottage with broad, distant views over Blueys.

### **26 Headland Rd, Boomerang Beach**

\$2,200,000 sold in December 2025

Area: 594sqm

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-149160540>

House & Improvements value: Approx. \$200,000

Land m2 rate = \$3,367/m2

40 year old cottage with filtered, distant views over Blueys

### **6 Karnang Drive, Boomerang Beach**

\$2,350,000 sold in September 2025

Area: 956m2

<https://www.realestate.com.au/property/6-karnang-dr-boomerang-beach-nsw-2428/>

House & improvements value: Approx \$500,000

Land m2 rate = \$1,935/m2

3 year old contemporary single story three bedroom home with single garage and swimming pool - no views.

### **61 Boomerang Drive, Boomerang Beach**

\$1,865,000 sold in June 2025

Area: 682m2

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-147790008>

House & improvements value - \$650,000

Land m2 rate - \$1,781/m2

8 year old single story four bedroom home with double garage - no views.

### **5 Karnang Drive, Boomerang Beach**

\$2,950,000 sold in December 2024

Area: 672m2

<https://www.realestate.com.au/property/5-karnang-dr-boomerang-beach-nsw-2428/>

House & improvements value: Approx \$1,250,000

Land m2 rate = \$2,529/m2

2 year old contemporary home and pool - no views

### **12 Croll Street, Blueys Beach**

\$1,300,000 sold in May 2025

Area: 544m2

<https://www.realestate.com.au/property/12-croll-st-blueys-beach-nsw-2428/>

House & improvements value: Land only - no views

Land m2 rate = \$2,390/m2

### **12 Headland Road, Boomerang Beach**

\$2,325,000 sold in August 2024

Area: 689m2

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-145283732>

House & improvements value: Approx \$325k

Land m2 rate = \$2,902/m2

40 year old modest cottage with distant views

### **117 Newman Avenue, Blueys Beach**

\$3,000,000 sold in April 2024

Area: 1217m2

<https://www.realestate.com.au/property/117-newman-ave-blueys-beach-nsw-2428/>

House & improvements value: Land only - good views

Land m2 rate = \$2,465/m2

### **17 Newman Avenue, Blueys Beach**

\$3,000,000 sold in March 2024

Area: 533m2

<https://www.realestate.com.au/property/17-newman-ave-blueys-beach-nsw-2428/>

House & improvements value: \$750k

Land m2 rate = \$4,221/m2

25 year old two storey weatherboard house - no views

### **11 Coast Avenue, Boomerang Beach**

\$2,175,000 sold in November 2023

Area: 709m2

<https://www.realestate.com.au/property/11-coast-ave-boomerang-beach-nsw-2428/>

House & improvements value: \$500k

Land m2 rate = \$2,362/m2

30 year old renovated house with carport - no views

### **119 Boomerang Drive, Boomerang Beach**

\$1,800,000 sold in November 2023

Area: 600m2

<https://www.realestate.com.au/property/11-coast-ave-boomerang-beach-nsw-2428/>

House & improvements value: \$400k

Land m2 rate = \$2,333/m2

45 year old modest cottage with partial horizon view

**29 Headland Road, Boomerang Beach**

\$2,535,000 sold in July 2023

Area: 649m2

<https://www.realestate.com.au/sold/property-house-nsw-boomerang+beach-141092688>

House & improvements value: \$550k

Land m2 rate = \$3,059/m2

40 year old modest timber cottage with filtered, distant views

Prices at “Blueys” sit between \$975,000 and \$2,500,000 for land only and our average \$/m2 for land is \$2,435. The sits around and in many cases, well below the comparable sales. Blueys Beach is a well known, holiday and permanent living destination that has historically experienced strong capital growth.

On our website [blueys.com.au](http://blueys.com.au) we have put together a collection of builders who can build a variety houses for you. Addenbrooke also offer project management services to help deliver your dream home for you.