



## Major Subdivision Parcel Of Land On Offer In Culcairn!

What an opportunity! On offer here is a 47 acre (19.1 ha) parcel of land that has recently been re-zoned as Village (RU5), allowing subdivision down to a lot size of 600 m2.

This would be a great investment - start development when you're ready or landbank and develop in the future.

An excellent location within the Culcairn limits, the property has road frontage on four sides with power along most of the boundary. A comfortable three bedroom home is currently rented; it has a wood heater for these winter months along with reverse cycle air conditioning in the living area for year round comfort. A garage plus two car carport outside, a shed measuring 12 metres x 5 metres and a small set of stock yards for a few stock or maybe the kids horse??

Culcairn has all your requirements within walking distance: three schools, a great range of shopping facilities, hospital and an excellent range of sporting clubs & facilities. Albury is an easy 50 kilometre run if you want to commute and Wagga Wagga is 78 kilometres to the north; the XPT train stops in Culcairn bound for Melbourne & Sydney and airports at both Albury & Wagga will help you stay connected.

**Expressions Of Interest Closing on Friday July 16th.**

Offers Over \$1,000,000 considered.

Listed in conjunction with Nutrien Harcourts - Albury.

Contact: Brendan Lee 0455 889 998 [brendan.lee@nutrien.com.au](mailto:brendan.lee@nutrien.com.au)

📏 19.10 ha

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	2079
<b>Category</b>	Vacant Land
<b>Land Area</b>	19.10 ha

### Agent Details

Brendan Lee - 0455 889 998

### Office Details

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NUTRIEN HARCOURTS - ALBURY

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