



HIGH EXPOSURE PROPERTY WITH HUGE SUBDIVISION POTENTIAL

EST. LATE JOHN EDWARD NESBITT

50.08 HECTARES – 123.75 ACRES (APPROX)

TO BE OFFERED IN FOUR (4) LOTS

Lot 1: Home Block – 9.50 hectares (23.47 acres approx)

- Fronting Beechworth Road, Anderson Road, Waterloo Road & railway line, containing seven (7) house lots: future rezoning to Industrial Zone a real likelihood.

Lot 2: Railway Block – 8.49 hectares (20.98 acres approx)

- Between Hume Freeway & rail line, fronting Waterloo Road, Railway Access Road, containing five (5) small lots, high exposure, enormous subdivision potential.

Lot 3: Freeway Block – 15.96 hectares (39.44 acres approx)

- Access off Yackandandah & Beechworth Roads, close to Hume Freeway, small rural allotment subdivision a strong possibility in the future, sound farming land.

Lot 4: Farm Block – 16.04 hectares (39.63 acres approx)

- Productive farming land, access roads on two (2) sides for future subdivision, good water from catchment dams.

‘These four allotments offer a wonderful opportunity to invest in a growing

50.08 ha

Price	SOLD
Property Type	Residential
Property ID	2132
Category	Rural
Land Area	50.08 ha

Agent Details

Roger Bramley – 0477 220 133

Office Details

Albury
593 Macauley Street Albury NSW
2640 Australia
02 6058 1234



North-East Victorian town, close to the major regional centre of Albury/Wodonga, and less than three hours from Melbourne. While the lots are currently zoned Farming (FZ), The Indigo Shire has released a blueprint for rezoning (Chiltern Placemaking & Structure Plan 2016) indicating that parts of the property could be rezoned in the near future.'

ALL 4 LOTS SOLD AT AUCTION

Disclaimer: All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.