



**Lot 125 Morgans Road, Walla Walla**



## SMALL ACREAGE WITH SUBDIVISION POTENTIAL (STCA)

Nestled on the edge of Walla Walla, this parcel of land encompassing approximately 27 acres, is zoned RU4 Primary Production Small Lots, with potential for future subdivision (STCA).

- Includes 3 paddocks with good fencing, 1 dam.
- Town water, all other services available close by.
- Positioned directly across from St Paul's College, on the corner of Cummings Road and Lookout Road.
- Conveniently located an easy 30 minute commute to Albury, and 20 minutes to Culcairn.

Contact Brendan to arrange a mutually convenient private inspection. Please note: Covid regulations apply.

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.

📏 27.00 ac

<b>Price</b>	SOLD for \$440,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2139
<b>Category</b>	Vacant Land
<b>Land Area</b>	27.00 ac

### Agent Details

Brendan Lee - 0455 889 998

### Office Details

Albury  
593 Macauley Street Albury NSW  
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