

1-7 Lerida Street, Ganmain, NSW 2702



Sold Lifestyle

Saturday, 8 June 2024

1-7 Lerida Street, Ganmain, NSW 2702

Area: 4048 m2

Type: Lifestyle



Marya Stylli

\$165,000

You can enjoy the fresh air, peace & security of this exceptional land that is located just 1 km from the town centre. There are two adjoining Lots comprising of 4048sqm (or 1 acre) & zoned Residential RU5 Village, so there are many options for land use including home-based child care or other home businesses (STCA).The land is on the corner of Lerida Street & Camp Street and there is a lane-way to the south. Beautiful mature trees along the nature strip & a complete white timber fence line the Camp Street frontage adding to the privacy & beauty of the land.THE STANDOUT FEATURE FOR THIS LAND IS THAT WATER, SEWER & POWER SERVICES ARE AVAILABLE TO CONNECT...- The shops of Ganmain town centre, including the beautiful Café (popular for country-style food) & Ganmain Bakery (famous for pies) (just 1.1 km); the grand Ganmain Hotel (1 km); medical centre (1 km)- Swimming pool (650m); oval (750m); bowls & sports club (900m); golf club (900m); & many walking tracks nearby- Zoning: Ganmain Public School (550m) & Coolamon Central School (15.8 km)- Ganmain coach stop (800m) for Wagga Wagga & beyond- Coolamon (15 km); Wagga Wagga (56 km); Gundagai (120 km); Albury (160 km); Canberra (270 km); Sydney & Melbourne (both 486 km)Blocks of land with such availability of services & good road access are rare within Ganmain, so call Marya today on 0425 275 555 to learn more or book an inspection.