

1 Chambers Street, Geurie, NSW 2818



Residential Land For Sale

Thursday, 30 May 2024

1 Chambers Street, Geurie, NSW 2818

Area: 1391 m2

Type: Residential Land



Andrew Kierath

0268817800

\$320,000

Adventure on your doorstep>Welcome to your slice of paradise in the heart of Geurie, NSW! This exceptional property offers future owners a harmonious blend of modern convenience and natural beauty, providing the perfect canvas for your dream lifestyle.Situated on approximately 1,391 square meters of land, this property boasts a range of impressive features, including:

- **Expansive Grazing Permit:** Expand your horizons with a Crown Land enclosure permit attached to the property, providing an additional 3,080 square metres of space to explore and enjoy.
- **Building Entitlement:** Unlock endless possibilities with the freedom to build your dream home or expand on existing structures.
- **Modern Garage & Carports:** Indulge in the convenience of a two-bay garage with roller doors, insulated roof, and plumbing/electrical wiring. Plus, enjoy ample covered parking with additional carports at the front and side, all featuring concrete flooring for durability.
- **Granny Flat/Teenage Retreat:** Escape to your own private sanctuary within the single-room granny flat, complete with full insulation, sound-proofing, electrical wiring, covered deck, and reverse cycle air conditioning for year-round comfort.
- **Outdoor Oasis:** Embrace outdoor living with a paved area, chook yard, and wood shelter, surrounded by lush, mature trees including majestic silky oaks and enchanting deciduous varieties.
- **Breathtaking Backdrop:** Immerse yourself in nature with direct access to Bald Hill Reserve, offering over 15 kilometers of single-track mountain bike trails, ideal for bushwalking, birdwatching, trail running and exhilarating mountain biking adventures.
- **Convenient Location:** Enjoy the best of both worlds with proximity to local amenities, including Geurie Public School (K-6), Geurie Bowling Club, takeaway shops, Geurie Inn, fuel station, swimming pool, tennis courts and easy access to nearby towns such as Wellington, Dubbo, Orange, and Sydney.

Don't miss this rare opportunity to live the lifestyle you've always dreamed of. Whether you're seeking a peaceful retreat or an active outdoor adventure, 1 Chambers Street, Geurie, offers the perfect canvas to turn your vision into reality.Enquire now and make this your forever home! Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.