

1 Raglan Street, Hill Top, NSW 2575



Sold House

Friday, 3 November 2023

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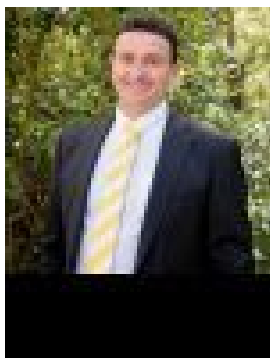
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1789 m2

Type: House



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Looking for a spacious and versatile new home? Look no further than this impressive two-story brick home situated in the charming community of Hill Top! Boasting 3 generously sized bedrooms and set on a large corner block spanning over 1789sqm, this property offers endless possibilities for both commercial and residential use (STCA), thanks to its zoning of E1 - Local Centre (see below for zoning description). As soon as you step inside, you'll be greeted by an abundance of natural light that floods the home. The main floor features a spacious living room, perfect for entertaining guests, along with a dining area that leads out to a balcony overlooking the expansive backyard. The fully equipped kitchen provides ample counter space, making it a great place to whip up your favorite meals. You'll also find 3 generously sized bedrooms, each with a built-in robe, and a full bathroom with a large corner spa bath and shower. The master bedroom features its own ensuite bathroom, providing the perfect retreat for relaxation after a long day. Downstairs, you'll be impressed by the huge 6m x 10m garage with parking for 4 cars, as well as a workshop nook and separate toilet. There's even access to under-house storage, providing plenty of space for all your belongings. Outside, the property's large fenced yard offers endless potential for outdoor activities and future development. Located in the heart of Hill Top, this home offers the perfect balance of peaceful suburban living and convenient access to local amenities. You'll be just a short walk away from local shops and a quick drive from Mittagong and Bowral. Don't miss out on the chance to make this property your new home or investment. Contact us today to schedule a viewing and experience the charm and beauty of Hill Top living for yourself!

Features:

- 3 bedrooms all with built-in robes
- Main bathroom with large corner spa bath
- E1 - Local Centre zoning on large 1789sqm corner block
- Walk to local shops, short drive to Mittagong and Bowral
- Huge 6m x 10m 4 car garage with workshop nook and toilet under house

Zoning and land use under relevant planning instruments

Zoning and land use under the Wingecarribee Local Environmental Plan 2010 (a) & (b)

Identification of zone and zoning table (permissible and prohibited purposes)

Zone E1 Local Centre

1. Objectives of zone
 - To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
 - To encourage investment in local commercial development that generates employment opportunities and economic growth.
 - To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
 - To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
 - To generally conserve and enhance the unique sense of place of business centre precincts by ensuring new development integrates with the distinct urban scale, character, cultural heritage and landscape setting of the precincts, particularly when located within a heritage conservation area or where the development may impact a heritage item.
 - To ensure adequate provision is made for infrastructure that supports the viability of business centre precincts, including public car parking, traffic management facilities, public transport facilities, cyclist facilities, pedestrian access paths, amenities, facilities for older people and people with disabilities and general public conveniences.
 - To maximise the efficient use of land in business centre precincts to promote more compact and accessible places.
 - To ensure new development has regard to the character and amenity of adjacent and nearby residential areas.

Disclaimer: Whilst we make every effort to ensure the information provided is accurate and up-to-date, we cannot guarantee its reliability. Interested parties should conduct their own independent research and seek professional advice tailored to their individual circumstances.