

# 11 & 12, Part 29 Byng Road, Guyong, NSW 2798



## Lifestyle For Sale

Wednesday, 17 April 2024

11 & 12, Part 29 Byng Road, Guyong, NSW 2798

Area: 17 m2

Type: Lifestyle



Hugh Gooding  
0439000639



Ben Redfern  
0457770062

## **Auction - Friday 24 May from 10:30am**

'The Triangle' is a 42.47\* acre property with building entitlement, back bone power and sealed road frontage. This property represents an ideal opportunity to secure an amazingly situated block of land, centrally located between two regional centres of Orange and Bathurst. • 17.191\* Hectares (42.47\* Acres) of rolling country with rich basalt soils, ideal for your dream home. • Situated 3\* hours from Sydney CBD, located on the Byng Road 19\*km to Orange, 37\*km to Bathurst, 9\*km to Millthorpe and 8\*km to Lucknow • Established pastures that are predominately Phalaris, Ryegrass and sub clover. • One spring fed dam which provides great water security for the block. • Established large gum trees dotted through the property. • Fencing is in good, stock proof condition. • Zoned RU1 - Primary Production. • Sealed access, only 20\* minutes from the Orange CBD. It is a very rare opportunity to come across a vacant holding with building entitlement of this size in this location. The property is essentially a blank canvas which allows you to develop it into your own masterpiece. Do not miss the opportunity to secure a fantastic property with so much potential. Inspections: Please contact agent to book private inspections. Information Memorandum: Available in electronic or hard copy. Land Size: 17.191\* Hectares (42.47\* Acres) Auction date: 24th May 10:30am Location: 152 William Street Bathurst NSW Agents Hugh Gooding | 0439 000 639 Ben Redfern | 0457 770 062\*\* Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.