

122-128 & 130-136 Market Street, Boorowa, NSW 2586

Residential Land For Sale

Wednesday, 12 June 2024

122-128 & 130-136 Market Street, Boorowa, NSW 2586

Area: 6 m2

Type: Residential Land



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AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions are pleased to present 122-128 & 130-136 Market Street, Boorowa to the market for sale. This expansive property offers a unique and significant residential subdivision opportunity, perfectly situated close to the town centre. Key Features: Site Area: 62,700 sqm* providing ample space for a substantial residential development. Zoning: R2 Low Density Residential, suitable for a wide range of residential uses. Subdivision Potential: Opportunity for residential subdivision with STCA lotsizes of 4,000 sqm each, offering flexibility and potential for various housing configurations. Investment Highlights: Development Potential: The large land area and low-density residential zoning make this property ideal for creating a new residential community. Developers can take advantage of the substantial space to design and build a range of housing options, catering to different market segments. Proximity to Town Centre: Conveniently located close to Boorowa's main amenities, ensuring quick access to shops, schools, and community facilities. This prime location enhances the appeal for future residents, providing a blend of rural tranquillity and town convenience. Scenic Views: The property offers picturesque views and a serene environment, making it an attractive location for potential homeowners seeking a peaceful lifestyle.

About Boorowa: Boorowa is a charming farming village located in the Hilltops Region of regional New South Wales (NSW), just 90 minutes northwest of Canberra and 3½ hours from Sydney. Easily accessible via the Hume Highway, Boorowa is a popular road trip destination. This vibrant and well-preserved township boasts cultural attractions, local produce, and wines from the Hilltops wine region, renowned for its boutique vineyards and cool-climate varietals. Boorowa offers an array of activities including antique shopping, Devonshire teas, and visits to country pubs. The town is renowned for its merino wool, celebrated annually at the lively Irish Woolfest held on the October long weekend. This event honours the region's history and world-class wool with a street parade, live music, Irish singers and dancers, pipe bands, markets, working dog demonstrations, and the famous Running of the Sheep down the main street. The COVID-19 pandemic has fueled a migration from metropolitan areas to regional locales as people sought a better work-life balance and lifestyle. Boorowa, with its affordable living compared to major urban centres, offers a charming rural setting with the convenience of nearby amenities.

Local Economy and Demographics: The local economy of the Hilltops Local Government Area (LGA) is predominantly agricultural, producing a Gross Regional Product (GRP) of \$1.27 billion during the 2022/23 financial year. The largest employer in the region is the Agriculture, Forestry, and Fishing sector. Boorowa is home to 450 families with a total population of 1,888 people. The median household weekly income is \$1,199.

122-128 & 130-136 Market Street, Boorowa is offered for sale via Auction on Thursday, 20 June 2024, at 10am (AEST). The Auction will be held at Ray White Corporate Office, Level 7, 44 Martin Place, Sydney NSW 2000. For further information, please contact the exclusive selling agents below.