

148 Walla Avenue, Griffith, NSW, 2680

Sold Acreage Semi-rural

Thursday, 13 April 2023

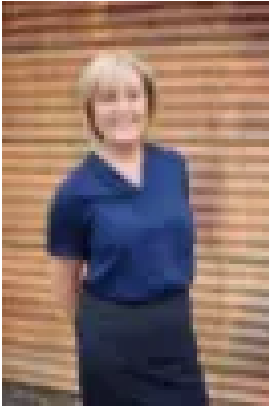


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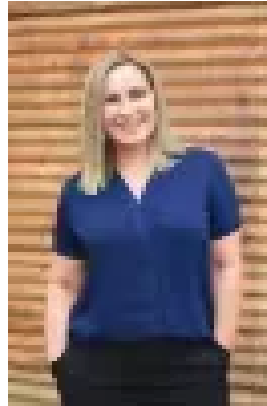
Bedrooms: 6

Bathrooms: 2

Type: Acreage Semi-rural



Maxine Bowman
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Michelle Patane

Sought After Development Opportunity

Also known as Farm 1189 Walla Avenue, this property is 1.832 hectares of rural / residential land, ideally suited to development. Currently zoned R5 large Residential with a proposed rezoning to R1 General Residential, subject to Council approval, 148 Walla Avenue Griffith is a great developmental opportunity, and these do not come around often. The property has 2 x cottages and 2 x large workshop sheds, whilst the remainder of land is planted to oranges. The main cottage is 3 bedrooms plus an office, 1 bathroom with an open plan kitchen and dining area. The 2 large workshop sheds are located out the front of this home, and provide some privacy from the main road. Cottage 2 is also 3 bedroom, with an extra smaller room, ideal for an office or as an extra bedroom. The home also has one bathroom, with combined kitchen and dining area. Each cottage is well maintained, and has ample space to renovate or extend.

Proposed rental incomes for the properties are \$350 - \$370 dependent on the cottage.

148 Walla Avenue is in close proximity to the CBD and services including educational facilities Primary and High schools, TAFE NSW, as well as the public and private hospital

Land rates \$3,497.40 / Annual water access charge: \$423.00

Don't miss out on this amazing opportunity to own a parcel of land, so close to the CBD.

Contact Maxine 0427 736 079 or Michelle 0437 550 202 for more information, and to arrange a time to inspect.