

# 15213 Hume Highway, Marulan, NSW 2579

## Other For Sale

Wednesday, 12 June 2024

15213 Hume Highway, Marulan, NSW 2579

Area: 202 m2

Type: Other



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## AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions proudly present this significant development opportunity at 15213 Hume Highway, Marulan. This expansive 500-acre\* site is strategically positioned for growth and is offered for sale via Auction on Thursday, 20 June 2024.

**Key Features:**

- Site Area: 500 acres\* providing ample space for a wide range of development possibilities
- Frontage: Impressive 2km\* frontage along the Hume Highway
- Location: Strategically located at the entrance to the Marulan town centre, just 25km\* north of Goulburn
- Zoning: Mixed zoning - C3 and RU2, offering flexibility for various types of development
- Existing Infrastructure: Existing house generating rental income
- Vacant possession, providing immediate development opportunities

**Investment Highlights:**

- Future Growth Potential: The area is set to benefit from significant investment and infrastructure projects, with ambitious plans for future growth in and around Marulan
- Increased Demand: Marulan has experienced a rise in demand for amenities and accommodations, driven by the increase in remote work arrangements following the COVID-19 pandemic. This site is well-positioned to cater to both local residents and tourists
- Population Growth: Anticipated population growth in the region is expected to increase demand for housing, amenities, and accommodations, making this a lucrative development opportunity

**Location Highlights:**

- Proximity to Major Cities: Marulan is conveniently located with easy access to major cities: 25km\* north of Goulburn, Under 2 hours to Sydney CBD, Close to the 150th meridian east
- Accessibility: The site's prime location along the Hume Highway ensures excellent connectivity and ease of access for future development

**About Marulan:** Marulan is a growing town with a strategic location along the Hume Highway. It offers a blend of rural charm and modern conveniences, making it an attractive destination for both residents and tourists. The town is poised for significant growth, with various infrastructure projects planned to support its development.

15213 Hume Highway, Marulan 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.