

1661a Sutton Road, Sutton, NSW 2620

Sold Residential Land

Monday, 8 January 2024



1661a Sutton Road, Sutton, NSW 2620

Area: 48 m2

Type: Residential Land



Kim Gilbert



Daniel Gilbert

0411478364

\$600,000

What's on offer - An exceptional, untapped opportunity to acquire a prime land holding located less than 10 km to the Federal Highway, Eaglehawk and the ACT border. Totaling 48 Ha (approx.), this property comprises 32 Ha (approx..) of freehold land with an adjoining permissive occupancy Crown Lease of 16Ha (approx.). Interest buyers will need to invest some energy – and money, into some robust earthworks as the legal access to the property is via an unconstructed Crown Road at the end of Old Goldmines Road. Those who are prepared to undertake this project will be rewarded, as creation of this road positions the property in the Bidges Road, Old Goldmines Road precinct, with property in this area possessing three attributes that underpin prime real estate: They are rarely available, they are highly sought after, and they command a premium price due to their location. With a building entitlement in place, this is a golden offering to create your dream lifestyle without compromise. Potential buyers are encouraged to obtain legal advice and make enquiries to the relevant Local and State Government agencies in relation to the building entitlement and the Crown road access.