

2 Cullen Street, Crookwell, NSW 2583

Residential Land For Sale

Tuesday, 11 June 2024

2 Cullen Street, Crookwell, NSW 2583

Area: 3 m2

Type: Residential Land



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AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions are pleased to present 2 Cullen Street, Crookwell, a sprawling 8.5-acre property that offers a rare opportunity in the bustling township of Crookwell. Located on a quiet street, this expansive land parcel is enriched by its proximity to essential amenities, making it an ideal haven for families and investors alike.

Key Features:

- Site Area: 8.5 acres providing ample space for various development possibilities
- Sheds and Storage: Two impressive sheds: a 12x7 4-car garage and a generous 24x14 machinery workshop. Additional single garage for extra storage or workshop space
- Home: Brick veneer home with 4 bedrooms, 2 bathrooms, and a spacious family room
- Ducted heating and cooling throughout the entire home for year-round comfort
- Reverse cycle air-conditioning and a ceiling fan in the master suite
- Garden: Charming established garden adding beauty and serenity to the landscape
- Equine Facilities: Dedicated horse paddock, catering to equine enthusiasts

Location Highlights:

- Proximity to Amenities: Close to town services, ensuring convenience and accessibility
- Near the local hospital, providing peace of mind for healthcare needs
- Within easy reach of the primary school, making it perfect for families

Investment Potential:

- Subdivision Opportunity: Explore the potential for subdivision (Subject to Council Approval - STCA) to maximise the value of this expansive property

Ideal for Families and Investors: With its spacious land, well-appointed home, and proximity to essential amenities, this property is perfect for both families seeking a peaceful lifestyle and investors looking for development opportunities.

About Crookwell: Crookwell is a vibrant and growing township known for its strong community spirit and rich agricultural history. Nestled in the scenic Southern Tablelands of New South Wales, Crookwell offers a peaceful lifestyle with all necessary amenities and excellent connectivity to major cities.

Explore the opportunities 2 Cullen Street presents by arranging your private inspection today. 2 Cullen Street, Crookwell 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.