

20 Acacia Street, Gundaroo, NSW 2620



Residential Land For Sale

Monday, 15 April 2024

20 Acacia Street, Gundaroo, NSW 2620

Area: 2032 m²

Type: Residential Land



Jonathan Irwin

\$545,000

Click on the 3D/virtual tour for a 360 degree view taken from above the block. Offering the key advantages of a 34 metre frontage, 59 metre northern boundary, side lane access, direct street frontage and being near flat, this block offers the ideal foundations to build your dream country lifestyle in this unique village setting. The side lane offers convenient second access point to a shed or separate garage without the need for a large secondary driveway conserving space for a pool, vegetable garden, outdoor entertainment area, lawn etc.*With the preliminary planning work already complete your dream can be a reality sooner than later. Plans and a site classification report is available upon request. THE

LOCATION The block is positioned in a newly developed estate at the end of whisper quiet Acacia Street. It's just 1.3km to the heart of the village, Cork Street. Gundaroo Public School is a short 3 minute drive at 1.8km away. 20 Acacia Street is set in the ideal location where you can experience a quiet rural lifestyle with space to spread out, room for the kids to 'free range' but still enjoy the convenience and benefits of a thriving village - local vet, church, Scouts group, primary school, cafes, restaurants, B & B's and general store. The Gundaroo Village Common is one of only a few remaining in NSW and has been managed by a local Trust since 1870. The 60 hectare holding is used by Villagers for the agistment of cattle and for recreation including walking, dog exercise and horse riding.

<https://gundaroo.org/community/gundaroo-common-trust/> Gundaroo is just a 19 minute drive to Bonner (Woolworths), 23 minutes to Gungahlin CBD & 35 minutes to Civic. FROM THE SELLERS' We were looking for a place that is far enough out of Canberra to have a country vibe, but close enough to commute to work and school and get the shopping done. A space where there's room for the kids to run around, a veggie garden, some fruit trees, and a big shed. It had to have a community feel, with good schools nearby, without heaps of people or the eaves of our roof touching the neighbours. Then we found this block at Gundaroo. SUMMARY Flat 2032m² half acre block with side lane access Wide 34m frontage to Acacia Street & 59m northern boundary Surrounded by quality homes Ready to be built on Fully fenced with gate Zoned R5 Class M soil Plans available for luxury 358m² 4 bed plus study home 3 minute drive to Cork Street shops/cafes/restaurant & Primary School 20 min drive to Gunning, 23 min drive to Gungahlin CBD & 35 mins to Civic Rates: \$312 per quarter Block: 2032m² All figures are approximate* Subject to council approval For more information, please contact Jonathan Irwin by submitting an enquiry form below or calling 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.