

23 Cross Street, Gundagai, NSW 2722



Lifestyle For Sale

Wednesday, 12 June 2024

23 Cross Street, Gundagai, NSW 2722

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 3976 m2

Type: Lifestyle



Marya Stylli

\$525,000

Not often is there an opportunity to purchase land - approx 1 ACRE - in such a significant & accessible location with the possibility to integrate suitable business, office, residential & retail outlets...This property is IDEALLY SITUATED at a busy intersection system & positioned amongst major fast food outlets, noteworthy motels & service centres for resting & refuelling....ZONING - B4 Mixed Use Business -has Loads of Development Possibilities essential in the Gundagai Precinct.PERMITTED DEVELOPMENTS with Council Consent:- Agricultural produce industries; Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing;•• Land size: 3,976sqm... Level ground... easy to build•• Situated on two titles•• Town water•• Power•• Natural gas - (can easily connect)PROPERTY HIGHLIGHTS** 4 Bedrooms ** 2 bathrooms** Internal laundry** Large eat in kitchen** Family room with Fireplace** Storage room** Single carport** 4 car garage** Workshop areaAn Outstanding Corner Location that's "Awaiting Development"...Contact Marya m. 0425 275 555 anytime to discuss further.