

**266 Strawberry Creek Road Windellama, Goulburn,
NSW 2580**



Sold Lifestyle

Friday, 1 September 2023

266 Strawberry Creek Road Windellama, Goulburn, NSW 2580

Area: 4 m2

Type: Lifestyle



Brad Carey JP
0432098019

\$215,000

Situated approx. 35 minutes to Marulan town village, 30 minutes to the Hume Hwy or 40 minutes to Goulburn is a peaceful lifestyle block of land to spend your weekends and build a shed subject to council zoning information under RU2 Rural Landscape. Why not have the extra room for storage and a place to get away from it all and relax or enjoy hobbies such as 4WD, trail bike riding or cutting firewood. Easy access to Hume Hwy & Goulburn regional town centre or Marulan town village. Under 10 minutes to Johnno's corner general store & café. A further 5 minutes down the road to the village of Bungonia. Although there is no permanent building entitlement at this time, the block of land has many uses for storage & enjoyment. Tar sealed road to the main Oallen Ford Rd intersection, then only 3klm down the dirt road to the front gate. Peaceful bush setting with 2 new tracks, leading to two, new elevated shed pad sites to take in the view of the property. 30 minutes to the Hume Hwy with BP, Hungry Jacks & KFC. Marulan 35 mins, Goulburn 40 mins, & Southern Highlands 60 mins. 1.45 Hours to Sydney, Canberra, Nowra or Huskisson. Good access to local forests & dams for recreation. Easy access to Shoalhaven River & Stewarts Crossing swimming hole, a favourite with the locals. Rates \$535 per year. MARULAN 35 MINUTES AWAY OFFERS THE FOLLOWING- Marulan Village Centre with IGA, retail shops, Antiques & Craft- Butchery, cafes, local historic pub, mechanic & Real Estate- Medical & Vet clinic plus pharmacy, Police Station & Rural Fire service- Train, school bus, community hall, church, Visitor centre & Post Office- Garden club, book exchange & Martial Arts- CWA, Lions Club & Historical society