

# 398 Great Western Highway, Marrangaroo, NSW 2790



## Acreage For Sale

Wednesday, 8 May 2024

398 Great Western Highway, Marrangaroo, NSW 2790

**Bathrooms: 1**

**Area: 3 m2**

**Type: Acreage**



Frank Oliveri

**\$1,200,000**

Colliers are excited to present a fantastic opportunity to secure over 9 acres\* of R1 General Residential land located within close proximity to Lithgow CBD. 398 Great Western Highway is a relatively flat and clear parcel of land located adjacent to the Marrangaroo United Petroleum. The R1 zoning allows for multiple development opportunities such as residential development, caravan parks, hotel or motel accommodation, neighbourhood shops, and more (S.T.C.A). The noteworthy attributes of this property:- 9.46 acres\* of R1 zoning allowing for multiple development opportunities^ (S.T.C.A) - 113m\* frontage onto the Great Western Highway - Close proximity to Lithgow Golf Club and adjacent to Marrangaroo United Petroleum.- Located less than 4km\* from Lithgow CBD.- Less than 1km\* from a developed residential subdivision estate.- Vendor will consider delayed settlement terms. The property is being sold via a Private Treaty for \$1,200,000. For further discussion, or to delve deeper into the specifics of this property, please do not hesitate to reach out to our Colliers team.\*Approx. ^Subject to council approval