

**608 Urana Road, Hamilton Valley, NSW 2641**

**Farmlet For Sale**

Friday, 3 November 2023

608 Urana Road, Hamilton Valley, NSW 2641

Area: 16 m2

Type: Farmlet



John Honeychurch

## FOR SALE \$1,100,000

DEVELOPMENT OPPORTUNITY 16 Ha - 40 Acres FOR SALE VIA PRIVATE TREATY – INSPECTIONS STRICTLY BY APPOINTMENT ONLY

Escape the hustle and bustle of city life and kick start your journey towards a brighter more fulfilling future in the sought after Hamilton Valley. Embrace the best of rural living on the outskirts of Albury City. Located in R1 General Residential Zone with opportunity to build your dream home (STCA). Approval granted previously for multi-lot subdivision subject to Development Consent which has since expired. Only minutes to Albury CBD, mighty Murray River and beautiful Hume Weir.

- Situated on the urban fringe of the major regional centre of Albury
- Comprised mostly of slightly undulating topography rising to the north
- Borders Urana Road to south with almost 100 metres of road frontage
- Opportunity to build your dream home (STCA) with multiple house sites
- Suited also to grazing small number of livestock for additional income
- Enjoy more than 10 hectares of natural bushland in your own back yard
- Perfect for recreational pursuits to include bushwalking and horse riding
- Potential development opportunity in R1 General Residential Zone
- Property previously approved for forty-seven lot subdivision (expired)
- Close to local bus routes with access to range of high quality schools
- Easy walking distance to Lavington Panthers and local sporting precinct
- Only a stone's throw to airport, supermarkets, retail outlets, cafes, etc.
- Less than 9 kms to township of Jindera and only 8 kms to Albury CBD

For further information or to arrange an inspection please contact John Honeychurch on 0419 790 924.

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