

**69 Yass Street, Rye Park, NSW 2586**

**Residential Land For Sale**

Friday, 24 May 2024

69 Yass Street, Rye Park, NSW 2586

Area: 8903 m2

Type: Residential Land



Peter Mylonas  
0408161628

## AUCTION

Ray White Commercial (SC) and Peter Mylonas Property Solutions are pleased to present 69 Yass Street, Rye Park to the market for sale. This spacious block, consisting of 8093 sqm\* (2 acres), offers a unique opportunity to build your dream home in a quiet and welcoming rural community in the Southern Tablelands. Key Features: Site Area: 8093 sqm\* (2 acres) providing ample space for a spacious home and outdoor living Zoning: RU5 Village, allowing for a variety of residential and small-scale commercial uses Subdivision Potential: Comprised of four titles, allowing for further subdivision (Subject to Council Approval - STCA) Utilities: Power available, ensuring ease of connection for future developments Topography: Gently sloping land, ideal for building and landscaping Land Features: Regular shape and well-fenced with established trees, providing a serene and private environment Access: Sealed road entry, ensuring convenient access to the property Additional Highlights: Location: 22 km\* to Boorowa, offering local amenities and community facilities 38 km\* to Yass, providing access to larger town amenities and services 100 km to Canberra, making it a comfortable commute to the capital city About Rye Park: Rye Park is a small, quaint village set in a picturesque rural landscape. The village offers a peaceful lifestyle while being an easy drive to Boorowa and a comfortable commute to Yass and Canberra. It's an ideal location for those seeking a tranquil living environment with the benefits of nearby town amenities. 69 Yass Street, Rye Park is offered for sale via Auction on Wednesday, 19 June 2024, at 10am (AEST). The Auction will be held at Ray White Corporate Office, Level 7, 44 Martin Place, Sydney NSW 2000. For further information, please contact the exclusive selling agents below. \*Approximately Subject to Council Approval